



# FISCAL YEAR 2013-2014 MOVING FORWARD ANNUAL PLAN



**Charlotte Housing Authority**  
*Building Community, People & Partnerships*

Revised 05/06/2013

# Housing Authority of the City of Charlotte Board of Commissioners

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### **VISION**

Creating Community, Empowering Families and Building Partnerships

### **MISSION**

To lead, develop, and execute community-wide strategies that meet the broad range of housing needs for families who cannot otherwise attain conventional housing

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# Introduction



## INTRODUCTION

The Charlotte Housing Authority is one of 35 housing agencies across the nation participating in the Moving To Work (MTW) demonstration program authorized by Congress. CHA began full participation in December 2007 and has an executed agreement that expires in March 2018. The purpose of the demonstration program is to implement innovative strategies, using waivers and flexibilities not granted to non-MTW agencies, to (1) achieve administrative efficiencies and cost savings, (2) give families with children incentives to work and become self-sufficient, and (3) expand housing choices for low-income families and individuals. Participation in the demonstration program also allows agencies to combine federal funding received for public housing capital funds, public housing operating funds, and Housing Choice Vouchers in order to use them for HUD-approved activities, as opposed to their specific purposes.

CHA has branded its local MTW demonstration program Moving Forward. The initiative has been promoted in the Charlotte area to communicate the importance of affordable housing for the low-income families CHA serves, as well as emphasize the need for affordable housing to be seen as a community issue, not just a CHA issue. Moving Forward symbolizes the change the agency would like to see regarding unfair perceptions about participants in the public housing and Housing Choice Voucher program, as well as the success families can achieve if stable housing was not an issue.

CHA has used the MTW flexibilities to design and implement activities whose impact and outcomes can be documented to share with Congress the need for MTW to be expanded to all housing authorities. Examples of these activities include:

- partner to create housing to serve special needs populations such as the homeless and disabled;
- implement rent reform initiatives, as well as site-based waiting lists;
- provide supportive services for able-bodied individuals and their children;



The Agency goals continue to focus on:

- Preserve/rehabilitate existing units
- Develop new affordable units
- Move current participants to self-sufficiency
- Use fungibility under MTW to support expenditures outside of public housing and the Housing Choice Voucher program
- Research available grants and alternative funding sources to increase CHA's financial resources
- Increase the number of persons and businesses enrolled in the Section 3 program
- Increase awareness of the positive role the Housing Choice Voucher program plays within the Charlotte community

As part of the FY2014 Moving Forward Annual Plan development, CHA held a Customer Annual Planning Session. In addition, MTW staff attended resident meetings, met with the Resident Advisory Council (RAC), the Housing Choice Voucher program Participant Advisory Committee (PAC) and held a 45-day public comment period.

Over the past 5 years and continuing through 2018, CHA has tracked the success of the Moving Forward initiatives by measuring the following metrics:

- The employment rate for able-bodied heads of households and other family members receiving Moving Forward Supportive Services
- The number of family members in training and/or education programs receiving Moving Forward Supportive Services
- The increase in average and median income of families (all sources and earned income) (excluding seniors and disabled families) receiving Moving Forward Supportive Services
- The amount of funds leveraged in the community for production of affordable housing and the provision of supportive services
- The number of children who enter post secondary education
- The percent increase in number of CHA students receiving benefits from the Charlotte Housing Authority Scholarship Fund (CHASF)
- The number of public housing units in mixed-income environments
- The distribution of public housing and project-based vouchers by zip code (de-concentration)



Charlotte Housing Authority also has a number of activities underway that utilize single fund budget with full flexibility (flexibility to allocate federal resources where most needed). The following items use MTW funds, but do not require a waiver for implementation:

➤ **400 East Boulevard** - The Charlotte Housing Authority purchased the office building located at 400 East Boulevard to consolidate four separate office locations in an effort to accommodate our customers and operate with greater efficiencies. Consolidation of all four locations into a single, main office was identified several years ago as a key component in providing excellent service to all CHA customers and increasing the level of operational efficiencies.

The first offices relocated in October 2012 and included the Housing Choice Voucher staff offices located at 135 Scaleybark and the Client Services staff offices from 316 Benjamin Street. The remaining offices, 1301 South Boulevard containing the Administrative staff and 2600 Youngblood containing the Operations staff, relocated in December 2012.

➤ **Hall House** - Over the past few years Hall House has undergone several changes with regards to its use, ranging from a proposed sale and homeless shelter to temporary

housing for existing public housing residents. Hall House, developed in 1940, was placed on the National Register of Historic Places in August 2011 as a result of the HUD Section 106 Historic Preservation Review Process. Moreover, Hall House is subject to the limits placed on the Section 9 program by the Capital Fund Finance Program (CFFP) Bond Covenants and governed by the Faircloth Amendment. By January 2013 Hall House will experience yet another change when it becomes vacant and CHA will realize a loss of its Project Expense Level (PEL) funding, as well as its Capital Funds and Management Fees to the Central Office Cost Center (COCC).

In forecasting the substantial loss of revenue that is expected early next year, staff assembled a cross functional team to identify solutions for the long-term future use of Hall House. CHA has elected to maintain Hall House as 100% Section 9 development and complete renovations. The North Carolina Housing Finance Agency, local and state historic preservation officials, tax credit investors and accountants, and a developer with historic tax credit experience were consulted to vet this concept. This option was also explored further to include extensive rehabilitation utilizing Historic Tax Credits, Federal and State Tax Credits, and other capital improvement resources. Based on the information gathered from industry experts, a feasibility analysis was completed using the aforementioned resources and determined to be feasible.

The project will have several points of vulnerability within the process with key points of risk including the following; 1) the tax credit application may not be funded; 2) the rehabilitation scope and costs may increase in the review process by the National Parks Service; 3) the Designated Housing Plan approval from HUD is required; 4) HUD approval from the Special Application Center (SAC) is needed and may cause schedule delays and 5) the state historic tax credit is due to sunset in January 2015. If legislation is not extended, a funding gap will be created and must be addressed to advance the project.

In early 2013, CHA will use the 191 unit Hall House as temporary housing for Edwin Towers which is scheduled to undergo extensive renovations under the Capital Asset Program. As a result of these renovations, time will be available, due to Edwin's "modernization" status, to continue the planning process of Hall House and pursue tax credit financing. By combining our resources and revising the Edwin Tower schedule all of the necessary work can take place under a single comprehensive contract. Moreover, by undertaking the planned renovations at Edwin Towers at one time as opposed to over time, construction savings will be realized which will help defray the cost for relocation. This proposed activity is scheduled to take approximately 9 months for completion which is sufficient time to apply for tax credits and complete other due diligence activities.

- **Edwin Towers** - A 12-story 174 unit community will undergo comprehensive interior and exterior renovations beginning in FY2013. These renovations will deploy both energy savings measures as well as green initiatives, such as LEED certification. Capital funding for the proposed renovations will be provided through the agency's MTW program.

➤ **The Renaissance** - The Charlotte Housing Authority (CHA) was awarded a \$20.9 million FY 2009 HOPE VI Grant for the revitalization of the former Boulevard Homes community in the summer of 2010. The Revitalization Plan is based on collaboration with neighboring institutions, with an emphasis on early childhood development. The onsite redevelopment creates an educational village and includes both senior residential and multifamily communities in addition to a Child Development Center, Community Center and new K-8 charter school. HUD's funding award followed an extensive two-year planning process with residents, educational institutions, City and County agencies, community groups and non-profit and civic organizations committed to changing the former Boulevard Homes neighborhood and the West Boulevard corridor into a vibrant, education-centered, mixed-income community.



With input and guidance from former Boulevard Homes residents and the West Boulevard community, CHA has selected a new name for the Boulevard Homes site. It will be called *The Renaissance*, with the seniors' building named *The Retreat at Renaissance*, and the family housing component named *The Residences at Renaissance*. The new name is particularly appropriate in light of the educational renaissance that the Authority intends to spark through the establishment of a strong, "cradle-to-career" educational pipeline.

CHA's HOPE VI program includes the construction or rehabilitation of 959 units of housing on and off site. The Plan called for relocation of all residents and demolition of all structures on-site. The onsite revitalization program will create an education-centered community with 334 new residential units. The program connects the new site with existing neighborhood institutions and the cradle to career continuum is designed to connect residents at all stages of learning. This revitalization will anchor the emergence of the entire corridor, creating a gateway from the airport and other significant westside investments to uptown Charlotte.

Development plans include the following unit distributions:

- **334 rental units (317 affordable) on-site**
- **625 rental units (474 affordable) at five off-site locations**
- **Varying unit types including 110 units for seniors and 224 units for families on-site and 162 units for seniors and 463 units for families in various off-site locations**

The onsite redevelopment plan will fulfill the requirements of two green rating programs: LEED ND and the Enterprise Green Communities criteria. The project will include new infrastructure, streets, and a new portion of the County greenway system which will connect with the Southview Recreation Center, encouraging connectivity and outdoor recreation.



### **Onsite Developer**

Through a competitive procurement process, CHA selected Laurel Street Residential, an experienced multifamily affordable housing developer to act as its Development Partner for the development of the on-site residential phases.

### **Timeline for Construction Start**

Abatement and Demo	Completed
Onsite Infrastructure	Summer 2012
Seniors	Summer 2012
Families	Winter 2013

### **HOPE VI Relocation Requirements**

CHA has a strong record of commitment and support to make resident relocation a sensitive and choice-based process that allows residents to make informed choices about their housing needs. This approach also enhances the opportunity for housing diversity particularly as it relates to private housing under the Section 8 Program. Residents were able to select new accommodations from the CHA inventory of public housing communities or to participate in the Section 8 Housing Choice Voucher Program and rent privately owned rental units throughout the Charlotte metropolitan area.

Prior to the HOPE VI grant period, CHA contracted with Children's Home Society of NC to provide case management services for all residents. Additionally, CHA entered into an innovative partnership with City Dive, Inc., a non-profit, faith-based organization to provide pre-relocation training and post-relocation mentoring for all families of Boulevard Homes. The pre-relocation training consisted of a series of four (4) classes which focused on preparing the families for the move. The post-relocation mentoring helped the families with the transition. Relocation was completed in two phases. As part of the return criteria, all former Boulevard Homes residents, who meet eligibility requirements, will be given priority to return to The Renaissance.

### **HOPE VI Community and Supportive Services (CSS)**

The Renaissance CSS program is centered around three (3) dynamic elements that will work in concert to help break the cycle of intergenerational poverty: (1) Universal Employment Requirement for all able bodied heads of household consistent with the agency-wide "Moving Forward" initiative, (2) the Education Campus providing learning opportunities for all, and (3) Intensive HOPE VI Case Management.

### **EDUCATIONAL COMPONENT**

In fall 2011, the CHA Board of Commissioners formally undertook the pre-planning process by engaging outside consulting assistance to work in partnership with the CHA Real Estate Development staff to assist in the creation of a K-8 elementary school at the Boulevard Homes HOPE VI site. An Advisory Council was convened, comprising of a cross-section of community stakeholders including subject matter experts in education and early child development; West Boulevard community leaders; residents of the Arbor Glen

community, Little Rock Apartments, and the former Boulevard Homes; City of Charlotte; the business community; CHA Commissioners; and the faith community. The charge to the Advisory Council was to weigh and deliberate existing evidence regarding the critical success factors that will likely influence the ultimate success of both the proposed educational model, as well as the ultimate community revitalization that is the desired long-term impact of the Boulevard Homes/HOPE VI (BH/H6) initiative.

The Advisory Council met from February through May 2012 to review relevant data about the needs and existing resources in the community, to evaluate other educational models (successful and unsuccessful), to learn of best practices in educating economically disadvantaged students, and to weigh the available options for the creation of a K-8 elementary school on the planned site. Additionally, the Council traveled to Atlanta to tour the Villages at East Lake and Drew Charter School, on which the educational pipeline to be created at the revitalized site is modeled. At the conclusion of their work, the Advisory Council presented a set of recommendations to the CHA Board of Commissioners in preparation for the initiation of a formal planning phase. It was decided to construct a K-8 charter school on-site.

➤ **Strawn Cottages** - The Charlotte Housing Authority has identified the Strawn site located at 1301 South Boulevard, Charlotte, NC 28203 as a candidate for demolition and disposition. This 16.2 acre property contains CHA administrative offices, an activity center and residential cottages that have been identified as obsolete and is underutilized. A cost effective approach to correcting the deficiencies is not readily available and redeveloping the site supports the long term viability of the site and supports CHA's goals as stated in its Moving Forward Annual Plan.

CHA convened an Urban Land Institute (ULI) Panel to evaluate the site in the summer of 2008. A rezoning consultant completed a rezoning in September 2010 that incorporated many ULI and community suggestions into the Strawn Master Plan. Consequently, CHA is renovating the Strawn Tower that houses the elderly and proceeding to execute other facets of redevelopment included in the Strawn Master Plan.

The Strawn Master Plan proposes to replace the existing affordable housing units in a mixed-use and mixed-income community on the same site. The density and intensity of the land use will be dictated by each phase of development.

The City of Charlotte identified storm water issues and improvements needed that would affect the water shed areas that include the Strawn site. The City has committed to perform substantial infrastructure on the Strawn site at their cost. These improvements would be required for any future redevelopment.

CHA intends to submit for Special Application Center (SAC) approval, in accordance with CFR 24, Part 970, in the near future. The SAC application will be for demolition and disposition of parts of the Strawn site. The demolition portion will be to tear down the

Strawn Cottage units, the Strawn Activity Center and the Administration Building to allow the installation of the new infrastructure. The disposition portion will be to sell parts of the site to support the redevelopment of the site meeting stated CHA goals of the Moving Forward Annual Plan. The SAC action will be considered by resident organizations for the development, as well as CHA wide and the CHA Board of Commissioners.

This activity meets the MTW statutory objective to increase housing choices for low income families and individuals. This action is available to both MTW and non-MTW agencies with the inclusion of the action in the annual plan.

▼ **Strawn Tower Renovation**– Built in 1970, Strawn Tower is located at 1225 S. Caldwell Street, on the Charlotte Housing Authority corporate campus on South Boulevard in the historic Dilworth Neighborhood. Strawn Tower is within walking distance of two light-rail stations (Bland & Carson) and the neighborhood offers an extensive variety of retail amenities.



CHA is renovating the Strawn Tower into a 170-unit community for elderly residents. The 100% affordable upgraded community will serve elderly residents at or below 60% of AMI and will consist of:

- 129 studio/efficiency units
- 41 one-bedroom units

CHA is investing more than \$20M in partnership with North Carolina Housing Finance Agency (NCHFA), City of Charlotte - Housing Trust Fund (HTF) and HUD's Capital Fund Financing Program (CFFP). Construction began in January of 2012.

The renovation includes an abundance of amenity space including a new outdoor seating area, multi-purpose room, resident computer center, a fitness center, lounge, library, and salon. It also will include on-site supportive services office space and offices for other nonprofit and government service providers. CHA is pursuing USGBC LEED Silver Certification. CHA will commit itself to ecologically safe building practices and amenities designed for the comfort of residents living there. Green/sustainable elements include:

- Energy Star Appliances
- Energy Efficient Windows
- Energy Star compact fluorescent bulbs
- Low-flow toilets and showerheads
- Infrastructure (maintaining 75% of existing walls, floors & roof)
- Construction activity pollution prevention
- Low-emitting materials, adhesives & sealants

- Remote control lighting
- Water efficient landscaping
- 75% Recyclable Waste Content

This \$20 million project is creating 380-400 construction jobs. CHA's Section 3 program will focus its efforts on creating 30% of jobs for new hires for CHA residents.

➤ **Parktowne** - Parktowne Terrace is located on Fairview Road in the SouthPark area, a thriving retail, residential and commercial area that includes SouthPark Mall, restaurants, hotels, medical facilities, banks, and upscale living for both single family and multi-family.



CHA is renovating Parktowne Terrace into a 163-unit community for elderly residents. The 100% affordable upgraded community will serve elderly residents at or below 60% of AMI and consist of 130 studio/efficiency units and 33 one-bedroom units. CHA invested over \$20 million in partnership with The Richman Group, Wells Fargo, RBC Capital Markets, North Carolina Housing Finance Agency (NCHFA), City of Charlotte - Energy Efficiency and Conservation Block Grant (EECBG) and HUD's Capital Fund Financing Program (CFFP).

Construction started in the final quarter of FY2012. The renovation includes a new outdoor seating area, multi-purpose room, resident computer center, a fitness center, and lounge.

CHA is pursuing USGBC LEED Silver Certification. CHA will commit itself to ecologically safe building practices and amenities designed for the comfort of residents living there. Green/sustainable elements include:

- Energy Star Appliances
- Energy Efficient Windows
- Energy Star compact fluorescent bulbs
- Low-flow toilets and showerheads
- Infrastructure (maintaining 75% of existing walls, floors & roof)
- Construction activity pollution prevention
- Low-emitting materials, adhesives & sealants
- Remote control lighting
- Water efficient landscaping
- 75% Recyclable Waste Content

Shiel Sexton McFarland Corbit, construction manager of the renovation, expects the \$20M project will create 380-400 construction jobs. CHA will focus its efforts on creating 30% of jobs for new hires for CHA residents.

➤ Charlottetown Terrace - Charlottetown Terrace, designated for disabled adults, has been awarded LEED Gold Certification established by the U.S. Green Building Council (USGBC) and verified by the Green Building Certification Institute (GBCI). LEED is the nation's preeminent program for the design, construction, and operation of high performance buildings.



The project goal for Charlottetown Terrace was “to create a sustainable and service-enriched environment to improve the quality of life for Charlottetown residents.” Charlottetown renovations were completed in December 2011.

“The Charlotte Housing Authority is committed to improving the lives of our residents and using funds to realize cost savings as trustees of the taxpayers’ dollars. Charlottetown Terrace will achieve both by providing residents an amenity rich environment that uses green energy savings strategies that will conserve valuable resources and funds,” comments Joel Ford, Chairman of the Charlotte Housing Authority Board of Directors.

With this LEED Certification, Charlottetown Terrace has accomplished a number of firsts such as the first LEED Gold for a 100% public housing high-rise in the nation, first LEED certified residential high-rise in North Carolina, and the first certified LEED Gold project for CHA. In addition, Charlottetown Terrace was awarded “Community of the Year” by Multi-Housing News (MHN).

#### **Renovation Overview:**

The Charlottetown Terrace renovation now contains 161 affordable units in an eleven-story residential high-rise originally built in 1977. Located between two public parks in Charlotte, North Carolina, the community is 100% public housing and designated for residents with disabilities. The completely modernized community has new residential units including kitchens, bathroom and living areas along with new common and amenity areas. The first and eleventh floors were converted into amenity areas and offices to accommodate and provide supportive services to the residents.

The development was awarded \$6.2 million in stimulus funds from the U.S. Department of Housing and Urban Development (HUD) for the pursuit of creating a “green community”. The project was also awarded a \$1 million grant from the City of Charlotte’s Housing Trust Fund. An additional investment of \$5.66 million was infused by CHA for a total development cost of \$12.86 million.

Charlottetown Terrace achieved LEED Gold certification for energy use, lighting, water and material use as well as incorporating a variety of other sustainable strategies. By using less energy and water, a LEED certified building saves money for families, businesses, and tax payers; reduces greenhouse gas emissions; and contributes to a healthier environment


for residents, workers, and the larger community. “Charlottetown Terrace’s LEED certification demonstrates tremendous green building leadership” said Rick Fedrizzi, President, CEO & Founding Chair, US Green Building Council. “The urgency of USGBC’s mission has challenged the industry to move faster and reach further than ever before, and Charlottetown Terrace serves as a prime example with just how much we can accomplish.”

The LEED Gold certification of Charlottetown Terrace was based on a number of green design and construction features that positively impact the project itself and the broader community. These features include:

- Non-smoking community
- Ongoing green education for residents
- Energy efficient windows
- Energy star appliances
- Energy star compact fluorescent lights (CFL)
- Low-flow toilets, bath aerators, kitchen aerators and shower heads
- Occupancy sensor/daylight harvesting lighting in the common area
- High-efficiency variable refrigerant flow (VRF) heat pumps throughout the building
- Low-emitting paints, adhesives, and sealants
- Building products containing high-recycled content
- Solar reflecting TPO roof
- Parking lot asphalt “reclaimed” and resurfaced at the site
- Resilient floor tiles and carpet tiles containing high recycled content
- 75% of interior walls preserved and refinished to minimize construction waste
- The maintenance staff only using “green cleaning products”

The energy consultant has estimated a total savings of 642,268 kWh/year and 2,313,867 gallons of water resulting in a 37.2% overall consumption improvement. The energy savings in the construction and the operation of this building include:

- 48% reduction in water usage
- 33% reduction in energy usage
- 80% recycled waste content
- 27% recycled construction/finish materials

 **With Every Heartbeat is Life-** CHA has participated in the With Every Heartbeat is Life (WEHIL) initiative since 2010. Both public housing residents and Housing Choice Voucher participants have been trained as community health workers (CHWs), using a curriculum developed by the National Heart, Lung and Blood Institute. These dedicated CHWs recruit class participants and deliver a highly-successful program about preventing heart-related issues in a supportive, creative, and energetic classroom environment.





As of August 2012, 180 residents of the Charlotte Housing Authority have graduated the With Every Heartbeat Is Life (WEHIL) program. The program continues to grow and educate CHA residents about being health conscious, recognizing signs of heart attack and stroke. Currently, the program is hosting classes at the following sites; Carole Hoefner Center, Charlottetown Terrace, and the Children and Family Services Center. Hosting 3 classes at one time is truly a milestone for the program! Graduates of the program continue to report successes of weight loss, increased physical exercise, and an increased awareness of the foods they eat. Currently, there are six (6) Community Health Workers. The Community Health Workers have a vision to teach as many residents as possible! The Community Health Workers are also excited about being featured in the monthly CHA Resident newsletter; they contribute health tips and health related articles.

C.W. Williams Community Health Center, Inc. remains an avid supporter of the mission of the WEHIL program. The Center provides a qualified medical staff person who attends a minimum of five of the 11 WEHIL sessions. C.W. Williams is a federally-qualified health center that also serves as a medical home to CHA residents who seek treatment at their facility.

Additionally, CHA maintains a Memorandum of Understanding with N' Shape w 'N Fitness and Image Studio to educate WEHIL participants about the benefits of aerobic exercise. The class teaches the importance of exercise and impacts of increased stamina, physical endurance, benefits of increasing lung and heart capacity, decreased development of heart disease, and other health maladies. N'Shape provides one, 30 minute aerobic class for WEHIL participants every 11 weeks. Participants report they thoroughly enjoy the activity.

The With Every Heartbeat Is Life program has a community garden! The objectives of the garden are to educate residents about how to live and eat healthy and develop a system where residents have access to healthy eating. The community garden is located in First Ward. As a team, WEHIL Community Health Workers maintain the garden of lettuce, radishes, carrots, bell peppers, collards, and cabbages.

# General Housing Authority Information





## GENERAL HOUSING AUTHORITY OPERATING INFORMATION

### A. Housing Stock Information

Public Housing Units (Available for Lease April 1, 2013 – March 31, 2014)										
				0BR	1BR	2BR	3BR	4BR	5BR	Total
Total Mixed-Income Developments				63	369	423	262	18	1	1,136
Total Public Housing Developments				589	574	447	396	114	8	2,128
<i>Total PH Units Available for Lease on April 1, 2013</i>				652	943	870	658	132	9	3,264
<i>There are 41 units offline</i>										
Additions during FY2014					70					70
<i>Total PH Units Planned at FYE March 31, 2014</i>				652	1,013	870	658	132	9	3,334
Description of any planned significant capital expenditures by development (>30% of the Agency's total budgeted capital expenditures for the fiscal year): There are no planned capital expenditures by development that will exceed this amount.										
Public Housing Units Planned to be Added During the Year										
Property	Type	Accessible Features	Total Units in Development	0BR	1BR	2BR	3BR	4BR	5BR	Total PH units added
Boulevard Seniors	Senior	ADA Compliant	110		70					70
Public Housing Units Planned to be Removed										
Property	Type	Justification	Total Units in Development	0BR	1BR	2BR	3BR	4BR	5BR	Total
None										

Housing Choice Vouchers	
Number of MTW HCV authorized	4,457
Number of non-MTW HCV authorized	461 185 Veterans Affairs Supportive Housing (VASH); 200 Family Unification Program (FUP); 26 Strawn Relocation **
	50 Port Out

\*\*CHA was issued 18 Strawn Relocation vouchers April 2012 and 8 in July 2012. The Strawn relocation vouchers are tenant protected for the first year. They will be MTW vouchers beginning FY14.

**Housing Choice Voucher Units to be Project-Based April 2013 – March 2014**

Property	Type	Total Units in Developments	HCV Units to be Project-Based During FY2014					
			1BR	2BR	3BR	4BR	5BR	Total
940 Brevard	Senior/Mixed Affordable	100	60					60
Ashley Square at SouthPark	Family/Mixed Affordable	176	4	10				14
McAden Park (Seigle 60)	Family/Mixed Affordable	60	3	18	9			30
Mill Pond	Family/Mixed Affordable	168		23	28			51
Prosperity Creek	Family/Mixed Affordable	168	72	12				84
Retreat @ Renaissance	Senior/Mixed Affordable	110	20					20
Seigle Point Apartment Homes	Family/Mixed Affordable	204	3	13	2			18
Springcroft @ Ashley Park / Live Oak Seniors	Senior/Mixed Affordable	50	18					18
YWCA Families Together	Supportive	10			6	3		9
Cherry Gardens	Senior/Mixed Affordable	42	11					11
McCreesh Place	Supportive	91	25					25
Woodlawn House	Senior	104	34	18				52
Moore Place	Supportive	85	51					51
Steele Creek Seniors	Senior	120	42	18				60
Everett House	Supportive	10	10					10
<b>Total Project-Based HCV Units planned for FY2014</b>			<b>353</b>	<b>112</b>	<b>45</b>	<b>3</b>	<b>0</b>	<b>513</b>

## B. Leasing Information

<i>Leasing Information, Planned – this information is estimated and may be subject to change during the Plan year.</i>	
Anticipated total number of MTW PH units leased in Plan year	3,376
Anticipate total number of non-MTW PH units leased in Plan year	CHA does not have any non-MTW PH units.
Anticipated total number of MTW HCV units leased in Plan year	4,393
Anticipated total number of non-MTW HCV units leased in Plan year	431
Description of any anticipated issues relating to any potential difficulties in leasing units (HCV or PH)	There are no problems anticipated for leasing public housing units or Housing Choice Vouchers in FY2014
Number of project-based vouchers in use at the start of the Plan year.	There will be 493 project-based vouchers in use at the start of the Plan year.

## C. Waiting List Information

Description of anticipated changes in waiting lists (site based, community-wide, HCV, merged).

There are no changes anticipated in the site-based waiting lists for public housing, nor the HCV waiting list.

Description of anticipated changes in the number of families on the waiting list (s) and/or opening and closing of the waiting list (s).

The public housing program currently has open waiting lists for several properties. The waiting lists are opened and closed (by site or bedroom) depending on the length of the list as a result of the monthly reviews. Waiting lists are reviewed quarterly by site and bedroom. As of August 10, 2012, there were 4,598 applicants on the waiting lists. The greatest need in public housing is for 2 bedroom family units.

	0br	1br	2br	3br	4br	5br
Private Management sites	6	646	723	454	39	0
CHA Management sites	404	331	1111	724	155	5
TOTAL	410	977	1834	1178	194	5

CHA anticipates opening the HCV waiting list at the beginning of FY2014. On August 10, 2012 there were 1,647 applicants on the Housing Choice Voucher program waiting list.

# Non-MTW Related Housing Authority Information



## **NON-MTW RELATED HOUSING AUTHORITY INFORMATION (OPTIONAL)**



### **SECTION 3**

CHA is committed to helping the residents of its communities move towards self-sufficiency by providing opportunities for training and employment. CHA provides employment opportunities by encouraging its many contractors to hire qualified residents of CHA communities, connecting residents to job training and placement activities, and providing program coordination that facilitates economic opportunities to residents. During FY12, one hundred twenty-one (121) new jobs were created as a result of CHA endeavors and sixty-seven (67) or 55% of those were Section 3 residents.

Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. CHA fully embraces the spirit and intent of its obligations as defined under Section 3 of this law. The Section 3 program requires that recipients of certain HUD contracts provide job training, employment, and contracting opportunities for low or very low income residents in connection with projects and activities in their neighborhood.

### **CHOICE NEIGHBORHOOD GRANT**

CHA Real Estate Development and grant writing staff have begun investigating the feasibility of submitting a FY14 Choice Neighborhoods Implementation grant for the Tarlton Hills/Biddleville development/neighborhood. There have been preliminary conversations with the city and other key partners and work should begin on a Comprehensive Neighborhood Transformation Plan once documentation is secured that the development meets the HUD standard for severe distress.

### **BOND ISSUANCE**

One of the CHA's historical lines of business is to serve as a conduit issuer of tax-exempt bonds for applicants that wish to build or acquire and rehabilitate affordable residential units. The CHA, along with the City of Charlotte and Mecklenburg County, are the only organizations that can serve as conduit issuers for these bonds in Mecklenburg County. As the bond issuer, the CHA will earn fees at the time of application, at bond issuance, and annually until the bonds are retired.

In July of 2012, staff received an application from The Community Builders, Inc. (TCB) to be the conduit issuer of bonds in the amount of \$8,350,000 for the rehabilitation of Mecklenburg Mill Apartments. The property is located in North Charlotte in "NODA" near the corner of Davidson Street and 37<sup>th</sup> Street. The project will consist of 48 units. TCB or an affiliate will serve as the developer and as the general partner in the ownership structure.

The project will have 10% of the units serving 50% or less of Area Median Income (AMI) and the remaining 90% of the units serving 60% or less of AMI.

Approval of this Inducement Resolution will allow TCB to continue the bond issuance process for this project. The project will be submitted and underwritten by the NCHFA agency to receive an allocation of tax exempt bonds. Bank of America plans to provide the debt and equity financing for the project. CHA would not: be involved on the development team; have an ownership interest; or lend any funds for the project.

### **TREES CHARLOTTE**

The City of Charlotte's Landscape Management Division has partnered with Trees Charlotte to implement a tree planting program for Southside Homes and Little Rock Apartments. The first phase of planting will consist of the larger trees in the City owned right-of-ways followed with ornamental trees on CHA's properties.

The Charlotte City Council has given the City's staff the task to look at the entire City's tree canopy and plant trees to enhance the existing tree landscape. The City contacted CHA staff to identify areas within the CHA portfolio that would benefit from additional canopy trees as well as ornamental trees. CHA staff identified two properties: Southside Homes and Little Rock Apartments which is adjacent to the future redeveloped HOPE VI site The Renaissance.

The City will provide all the materials and labor for this project through a grant from the Foundation of the Carolinas.

### **NAHRO AWARDS**



The Charlotte Housing Authority accepted three NAHRO (The National Association of Housing and Redevelopment Officials) Awards of Merit at the 2012 NAHRO Summer Conference entitled "Creating Possibilities Because Neighbors & Neighborhoods Matter" in San Francisco CA July 29, 2012

The first Award of Merit was for the CHA Section 3 program which ensures employment and other economic opportunities for low- and very low-income persons living in subsidized housing. In a concerted effort to help CHA family heads of household achieve self-sufficiency, CHA redesigned the Section 3 effort into a highly successful program using an aggressive 12 step process. The CHA Section 3 Program now boasts a 44% Section 3 hire rate for new jobs created over 24 months with funding from HUD. In addition, this program redesign has resulted in the awarding of more than \$26 million in contracts to Section 3 business concerns in a 24-month period. Board leadership, staff dedication and redesigned procurement and contract negotiation procedures are the primary factors contributing to Section 3 results that routinely exceed HUD's 10% subcontracting goal.

The second Award of Merit was for the innovative Center for Employment Services partnership. Using the flexibility provided by our participation in HUD's Moving to Work Demonstration program, the Charlotte Housing Authority has begun incrementally to impose a work requirement on all non-elderly, able-bodied heads of household. To provide work support services to our residents seeking to enter the workforce, CHA partnered with four area non-profits to open the Center for Employment Services in a vacant four-plex in a development located in a neighborhood known for its high poverty. Since opening in January of 2011, 751 adults have been served and 60% of the program graduates have found employment, including 19 CHA residents.

The third Award of Merit was for the merger of two HUD programs in one development. In working with a local non-profit to expand their ability to offer supportive housing for homeless and disabled men, the Charlotte Housing Authority encountered conflicting standards between two HUD programs: the Supportive Housing Program (SHP) (which is under the Community Planning and Development Division) and the Section 9 (public housing) program regulations. Using its MTW flexibility, and involving both the Charlotte Mayor and the HUD Assistant Secretary, CHA received waivers and modifications to existing HUD regulations that allowed both funding streams to operate in one development, thus increasing the tools local public housing authorities have to combat homelessness.

# Long-Term Plan





## LONG-TERM MTW PLAN (OPTIONAL)

CHA has hired A. Fulton Meachem, Jr. as the CEO. In consideration of the CEO's leadership and direction, CHA's long-term plan may be changed in the near future. In addition, due to the remaining 5 years left in the MTW Agreement, CHA is focused on sustainability and what activities will need to be phased out if Congress does not extend the Demonstration program. The long-term plan presently is doing more with less in a more challenged fiscal climate. Fortunately, the ability to deregulate our federal funds offers CHA greater flexibility in allocating dollars where needed for the agency to serve more people. There are several areas CHA is looking to manage the benefits of MTW in the long term future.

### *Administering Smarter Housing Assistance*

CHA has been a strong and supportive partner for agencies developing supportive housing. In the past, CHA has been very generous in the issuance of Project Based vouchers (PBV) to supportive housing agencies in order to leverage development activities. Unfortunately the agency will have to provide less Project Based vouchers to partners in the future to enable fulfillment of current commitments and enable the Housing Choice Voucher wait list to move (the waitlist has been stagnant the last 3 years due to PBV commitments). The agency recognizes that subsidy only programs, such as the Charlotte Local Subsidy Program, alleviates building expenses and property management fees and this is a direction that the agency is starting to take for the long term MTW future. However, shorter term subsidies will be implemented more than in previous standard agreements. Families will need to transition to other assistance programs, thus using public housing dollars for a shorter time.

In addition, CHA will continue development of more mixed income communities in order to support de-concentration, encourage work, and reduce the stigma attached to public housing. One method being considered will be to project base its own developments. It is believed that in order to provide services to a concentrated group more effectively and efficiently the customers should be under professional management and not spread out singularly throughout the city. This will also build community. CHA is aware that this approach would be highly debatable because it limits housing choice.

Other long term MTW plans include designing and building for the future by using programs like Leadership in Energy and Environmental Design (LEED) in order to have higher performing buildings that operate more cost efficiently and require less maintenance expense long term and partnering for housing to mitigate risk and liability and create buy-in and community acceptance.

### *Making the Most of the Block Grant*

CHA, not unlike other housing agencies across the nation, will endure challenges in serving the high demand of housing needs in the Charlotte community with the funding levels received from HUD. Utilizing block grant funding the agency is able to allocate dollars where needed in order to serve more people. In addition, block grant funding allows a greater ability to leverage.

In response to HUD budget restrictions, block grant funding has proven vital to funneling more dollars to property needs. Block grant funding enables CHA to address capital needs without the limitations of a capital fund grant because it is solely based on needs. The continued use of block grant funding will assist CHA in responsibly planning for future needs and creating successful, results-driven revitalization strategies.

### *Prioritizing Competing Goals and Needs*

CHA owns and operates 3,306 units of federally subsidized public housing. The agency administers 5,906 housing choice vouchers which include 1,082 portable vouchers. It is documented that more than 30,085 rental units (includes 4,477 homeless people) are needed to meet the affordable housing demand in Mecklenburg County.

In light of budget cuts, CHA had to adjust to meet the critical needs as well as plan for future needs. In addition, HUD administration stated that 12.8% (\$1.5M) of CHA's public housing operating reserves are being offset. Increasing the inventory is an expensive undertaking in which the agency has to evaluate whether to build or acquire new units, provide social services to existing tenants to move them to self-sufficiency and unsubsidized units, or provide subsidies to partner agencies to develop housing for these families. The agency is also concentrating on preventing continued deterioration of existing public housing communities that were built in the late 1970's. Capital Fund appropriations continue to lag behind accruing modernization needs. Doing more with less means deferring aesthetic items at properties because maintenance is a priority that cannot be deferred or the cost would increase if the agency waited.

In regards to transforming the lives of our customers and creating opportunities for improved quality of life, CHA's long term plans will impact the decision to serve the most vulnerable or those most likely to be self-sufficient with some assistance from our supportive service vendors. CHA is also beginning a more integrated approach to working with school-aged children, realizing that ending generational poverty will require comprehensive strategies for the entire family. In past years, CHA anticipated serving large numbers of the population with MTW initiatives. However economic conditions forced the agency to limit deliverables to pilots and only implement programs that are realistic for families, rather than higher reaching agency goals. CHA is looking for alternatives to programs that were not cost effective for staff to implement such as a mobility program for Housing Choice Voucher participants and expansion of supportive services.

### *Planning for a Different Fiscal Climate*

CHA will continue to focus on housing that connects to key services such as education and transportation, with the goal to support positive outcomes for the families in our communities. These families are considered the most "vulnerable" in the Charlotte community. MTW flexibility allows us to be better equipped to address the affordable housing needs of the City of Charlotte because of the ability to deregulate our funds. Long term plans to sustain financial stability include:

- Buy land to build a legacy

- Leverage new development partnerships that produce cash distributions to the agency
- Look for alternative funding sources
- View purchases holistically – create strategic plan for the next 3 – 5 years
- Revisit asset management philosophy on how to handle current properties
- Explore commercial development for alternative revenue streams and private fundraising
- Expand footprint outside of the City of Charlotte
- Continuously look at processes and procedures to improve how we run the business
- Study effectiveness of money for social services being provided contractually or in-house
- Make decisions based on need versus desire
- Develop innovative ways to service youth
- Maximize partnerships

# Proposed MTW Activities



## PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED

### 1. BIENNIAL RECERTIFICATION RENT REFORM INITIATIVE

#### A. Description of MTW Activity

CHA was approved in FY2009 to conduct biennial recertifications (no less than once every 24 months) for elderly and disabled households instead of the current annual regulation. CHA will expand this modification to include all CHA managed communities and the HCV households, regardless of sources of income or type of family.

Changes in income, expenses, family composition, etc. must still be reported in the administrative policy timeframes, and standard allowances and deductions continue to apply. CHA has no limits on the number of interim recertifications processed annually at the family's request. Any changes that result in an increase in rent will be documented, but not processed until recertification.

Criminal background checks will continue to be conducted annually for all household members ages 16 and older. Additionally, Enterprise Income Verification (EIV) will still be used during recertification.

CHA will not begin the biennial recertification of all households before October 1, 2013. Households with an anniversary in odd months will be recertified in odd years (i.e. November - 2013) and households with an even month anniversary will be recertified in even years (October - 2014). There will be no change in the biennial recertification process for elderly and disabled.

Minimum renters will not be required to complete 90-day minimum rent reviews; however, a property manager may provide resource guidance for the household.

#### B. How the Proposed Activity Relates to at Least One of the Three Statutory Objectives and the Anticipated Impact on Those Objectives

This modification reduces administrative burdens on the Authority, thereby reducing costs and increasing efficiency. Recertifications are completed by the property management staff and Housing Choice Voucher specialists. The staff time saved will allow CHA to offset focus on other aspects of the program such as integrity, quality, and providing resources for families moving towards self-sufficiency.

#### C. Baselines and Proposed Benchmarks Used to Measure the Performance and Progress of the Proposed Activity Data Collection and Proposed Metrics

CHA has estimated 40 minutes per household for public housing recertifications and 35 minutes per household for the Housing Choice Voucher program.

ANTICIPATED IMPACT	METRIC	BASELINE		BENCHMARK	
Reduction in staff time spent on recertifications	Amount of staff time needed to complete recertifications	PH	158.5 work days	PH	82 work days
		HCV	272 work days	HCV	138 work days
Reduction in the number of annual recertifications	Actual number of families that were eligible for biennial recertification	PH	1,902*	PH	951
		HCV	3,735*	HCV	1,889

\*CHA has also factored in delays or suspension of leasing due to renovations and utilization rate of the voucher.

**D. Data Collection**

CHA's software system, YARDI, will be utilized to determine the number of public housing and HCV recertifications skipped and the number that was due, if not for the alternate system. CHA will analyze the data quarterly to ensure the intended benchmarks are being met.

**E. Authorization for Proposed Activity**

Attachment C: C.4. The waiver allows the agency to reduce the time spent on recertifications.

## Ongoing MTW Initiatives



## ONGOING MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

All ongoing and proposed activities will be part of the evaluation being conducted by the Center for Urban and Regional Studies at The University of North Carolina at Chapel Hill. The evaluation report is presented in the Administrative Section of this Plan.

### *Biennial Review Process*

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

A biennial review process was approved by HUD for FY2009. Implementation of the Biennial Review Process began December 2010.

**B. Provide an update on the status of the activity.**

The new process allows administrative and cost efficiencies by decreasing the number of recertification's completed for elderly and disabled heads of households through a bi-annual reexamination process. Beginning in 2010, residents whose anniversary month is an even month (February, April, June, August, October and December) are recertified during the even years. Those participants whose anniversary month is an odd month (January, March, May, July, September, and November) are recertified in the odd years. The Enterprise Income Verification (EIV) System reports are still used during re-certification. CHA also began conducting criminal background checks at re-certification for family members 16 years of age or older in 2010.

The benchmark is a decrease of 1,000 – 1,200 re-certifications annually for elderly and disabled households. During the first quarter of FY2013 (April 1, 2012 to September 30, 2012), CHA did not have to recertify 281 households. Elderly and disabled re-certifications average 40 minutes per household. This represents a time savings of nearly 24 days the first two quarters ( $281 \times 40 = 11,240$  hours = 23.42 work days), which is the desired outcome.



	Baseline	Benchmark	FY12 Total	1 <sup>st</sup> Qtr FY13	2 <sup>nd</sup> Qtr FY13
PH			456	55	142
HCV			440	25	59
	2,100	1,000 - 1,200	896	80	201

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications or additions to Attachment C authorizations.**

There has been no change in the authorization for this activity. The authorization is Attachment C: C.4.

***Rent Reform and Work Requirement***

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

CHA received approval to implement Rent Reform and a work requirement in the FY2010 annual plan. The activity was implemented in FY2011. While elderly and disabled are not required to participate in the work requirement, they are mandated to participate in rent reform. The rent simplification applies to both public housing and Housing Choice Voucher. Only households receiving case management services are under the work requirement.

**B. Provide an update on the status of the activity.**

For a full description of the Rent Reform Initiative, see The Hardship Policy, Work Requirement, Rent Reform Overview and examples of alternative rent schedules included in the Appendices.

CHA's Rent Reform activity targets are to increase the number of household members who have earned income, as well as the amount of earned income in the household and decrease the number of households paying minimum rent. There were some challenges in meeting the benchmarks consistently throughout FY12 due to the economic climate and the labor skills of our participants. CHA is phasing families into case management, making efforts to increase the capacity of the number of

families served at the Center for Employment Services and encouraging households to follow their work plans in order to obtain higher level job skills in order to impact the metrics and outcomes.

There was a minimum rent increase scheduled for October 2012, however, implementation has been delayed due to the economic climate. This has impacted budgets at the property level since the rent increase was anticipated income.

CHA continues to encourage households with the initial savings provided by the rent bands and the additional incentive account they can become eligible for when their income reaches \$12,500 annually and includes earned wages.

Metric	Baseline	FY2012 Results	FY2013 Benchmark	1 <sup>st</sup> Qtr FY2013	2 <sup>nd</sup> Qtr FY2013
Increase in earned income	\$13,326	\$13,408	(2.5%) \$13,659	\$13,283	\$12,665
Increase number of families with earned income	1,303	1,873	(10%) 1,433	1,838	2,106

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

There have been no changes in the authorizations used. The agency is using authorizations listed on Attachment C: C.4., C.5, C.11, D. 2.a and E.



***Site-Based Waiting Lists for Public Housing and Housing Choice Voucher Units***

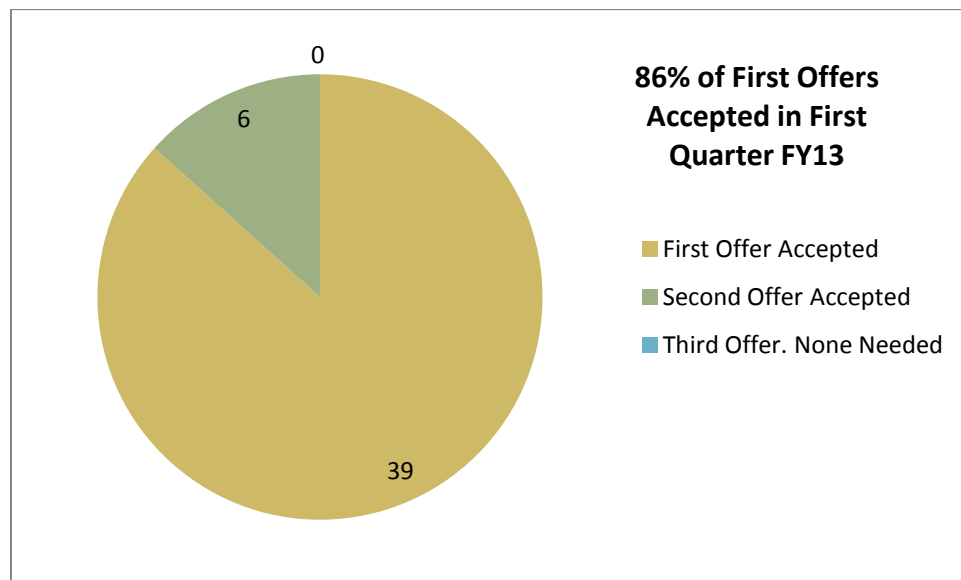
**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

CHA was approved to implement the site-based waiting lists for public housing and project-base Housing Choice Voucher units in FY2009. The activity began in the same year.

**B. Provide an update on the status of the activity.**

CHA continues to manage the waiting lists for public housing and project-based voucher units at the site level. A site-based waiting list decreases the percentage of offers rejected by allowing applicants to apply at the site of their choice, rather than accept first available on a centralized waiting list. The waiting list moves faster when persons accept the first offer; however, site-based waiting lists have resulted in a greater work burden for the property managers.

In the first quarter of FY13 there were 39 first offers accepted, 6 households accepted the second offer and there were no 3<sup>rd</sup> offers made. This is considered progress considering in FY2012, there were 101 offers made for housing at CHA managed properties and a total of 70 persons (69%) accepted the first offer, while 18 accepted the second offer and 13 accepted the third offer. CHA considers this activity a success due to no 3<sup>rd</sup> offers, and will be closing out this activity effective FY2014.



**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

There is no change to the authorizations used. The waiver used for this activity is Attachment C: C and D: 4.



### *Good Neighbor Training*

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

CHA proposed the Good Neighbor Training (GNT) activity in FY2008. The activity implementation began in the same fiscal year. The training is designed to assist families' acclimation to a neighborhood. Participants learn more about being "Good Neighbors" by focusing on topics such as building codes and standards, property maintenance, basic zoning regulations, home maintenance, neighborhood involvement, school and amenities locations, and conflict resolution.

**B. Provide an update on the status of the activity.**

CHA continues to provide mandated GNT, which is conducted by CHA staff, to all new Housing Choice Voucher and public housing applicants entering the program, as well as existing program participants. The agency plans to have all existing participants complete Good Neighbor Training by the end of FY14. The FY14 target is to decrease the total number of program completers that have program violations by 9% and terminations by 7%. In the 1<sup>st</sup> and 2<sup>nd</sup> quarters of FY13, 541 HCV participants had program violations. Of the 541 program violators, 199 of those attended the GNT. This represents 2% of all Housing Choice Voucher participants and 160 of the 541 program violators were terminated, of which 75 were GNT attendees.

Housing Choice Voucher Violation/Termination Comparison				
	Baseline	Overall HCV (1 <sup>st</sup> & 2 <sup>nd</sup> Quarters FY13)	GNT Completers	Percent of Total Overall Vouchers (4,373)
Participants with Violations	385	541	199	.045
Participants Terminated/EOP	302	160	75	.017

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

There are no changes to the authorizations for this activity. The current authorizations are 1437 g(d)(1)(H) and corresponding regulations 24 C.F.R. § 982.154 and § 982.157 (b) (ii) and Attachment C: C.9.b. and Attachment C: B. 1. B. iii.

***Participant and Landlord Tracking Program***

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

CHA received approval in the FY2008 annual plan to implement a Participant and Landlord Tracking Program. In FY2008, the agency began tracking the locations of Housing Choice Vouchers in order to address de-concentration of poverty and increase access to affordable housing opportunities in non-concentrated areas.

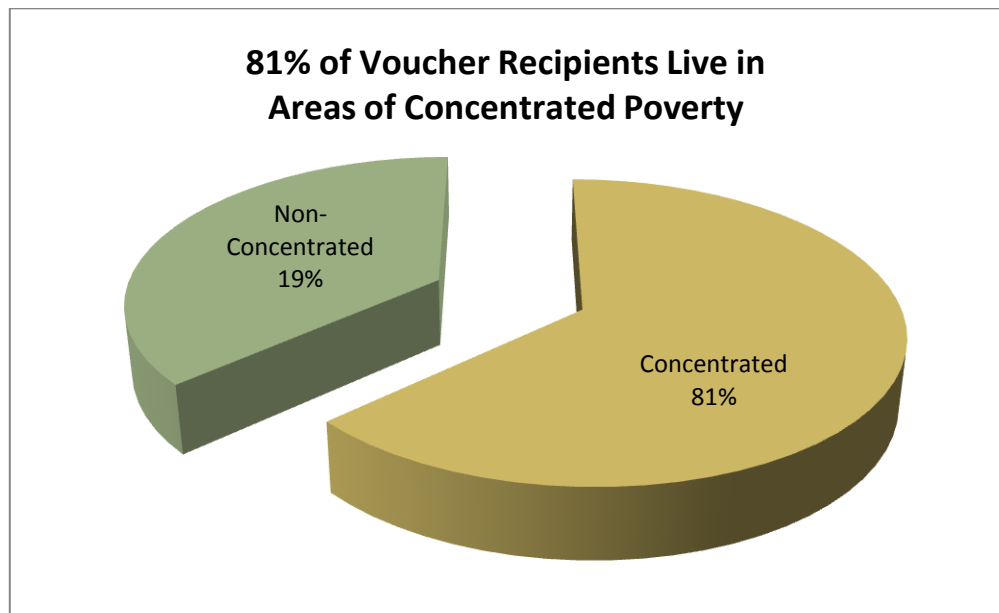
**B. Provide an update on the status of the activity.**

Utilizing the services of the University of North Carolina at Charlotte's (UNCC's) Geographic Information Science (GIS) mapping services to identify each voucher holder within Mecklenburg County (Charlotte, Pineville, Huntersville, Mint Hill, Matthews, Davidson, Cornelius). CHA identified where poverty is low and Housing Choice Voucher participation is also low in order to design a program which would encourage participants to move into those areas. CHA staff contacts landlords and apartment complexes in those areas where poverty levels are low in order to increase awareness of the benefits of renting to Housing Choice Voucher families.

The results of the mapping indicated that 75% (3,206 of 4,268) of Housing Choice Voucher holders reside in 8 concentrated zip codes within the City of Charlotte (28208, 28215, 28216, 28205, 28217, 28212, 28269, and 28213). CHA began including information on the benefits of residing in low poverty areas in the voucher briefings.

CHA's benchmark is to reduce the vouchers within the 8 concentrated zip codes to 71%. It is noted that the % change can be impacted by the utilization rate and number of vouchers available; therefore, the actual number of vouchers in the concentrated area is critical to realizing movement for de-concentration purposes.

During the 1<sup>st</sup> quarter of FY2013 CHA was below the target with 63.3% (2,919 of 4,609) of voucher holders living in the concentrated areas. However, during 2<sup>nd</sup> quarter, there were 3,699 of 4,563 vouchers residing in the concentrated area. This is a rate of 81%. CHA has worked on reducing this percentage by actively visiting apartment complex management companies, speaking with landlords who own or manage properties outside of the concentrated areas, and also by encouraging participants to consider the entire county when they are looking for a home. CHA has also incorporated a listing of amenities in non-concentrated zip codes in the initial briefing package.



**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

There are no changes in the authorization used: Attachment C: D. 2. a.



### ***Adopt Investment Policies Consistent with State Law***

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

HUD approved the Adoption of Investment Policies that are Consistent with State Law to achieve a portfolio which is safer, more liquid, and obtains competitive yield in FY2009. The agency implemented this initiative in the same fiscal year.

**B. Provide an update on the status of the activity.**

This activity has allowed CHA to achieve higher earnings on idle funds in a safer, more liquid environment. The interest rate earned on the checking account stayed a constant .18% over the last 12 months. It did not dip lower due to the rate negotiated in our banking services contract. Certificates of Deposit earned even less, thus they were not utilized. By allowing the portfolio to follow NC state law for investments, CHA was able to invest in Commercial Paper with earnings of .6%. The average earnings over the last year were \$11,849.78 (loss due to no commercial paper sold 2<sup>nd</sup> quarter) which would not have been earned otherwise, increasing the amount of MTW funds to be utilized on initiatives.

	Bank Rate	Earnings Rate	Earning Differential
10/31/2011	0.18%	0.60%	\$ 1,523.02
11/30/2011	0.18%	0.60%	\$ 1,764.93
12/31/2011	0.18%	0.60%	\$ 1,881.74
1/31/2012	0.18%	0.60%	\$ 1,862.97
2/28/2012	0.18%	0.60%	\$ 1,702.35
3/31/2012	0.18%	0.60%	\$ 1,870.14
4/30/2012	0.18%	0.60%	\$ 1,806.86
5/31/2012	0.18%	0.60%	\$ 297.67
6/30/2012	0.18%	0.60%	\$ (201.89)
7/31/2012	0.18%	0.06%	\$ (205.52)
8/31/2012	0.18%	0.05%	\$ (223.09)
9/30/2012	0.18%	0.04%	\$ (229.40)
			\$ 11,849.78

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

There are no changes to the authorizations for this activity. The specific provision of the act that is waived under MTW is Attachment C: B: 5.



***Modify Section 8 Inspection Procedures***

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

CHA proposed and received approval to modify the Housing Choice Voucher inspection procedures in the *Fiscal Year 2008 – 2009 Moving Forward Annual Plan* and implemented the procedure the same year. The approved modification was a waiver of the requirement for an initial Housing Quality Standard (HQS) inspection on newly constructed project-based voucher units and instead, utilize local building standards inspection and subsequent issuance of a Certificate of Occupancy (CO) as a substitution of the initial or move-in inspection.

**B. Provide an update on the status of the activity.**

During FY2012, three Project-Based voucher sites came online using the modified process. In FY2013 CHA plans to use the modified inspection process for 20 Project-Based voucher units at Retreat at Renaissance and 10 units at Everett House. Any additional projects using this process are not anticipated until 2015.

Fiscal Year	Number of Units	Cost Savings
FY09	78	\$3,900
FY10	2	\$100
FY11	57	\$2,850
FY12	135	\$6,750

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications or additions to Attachment C authorizations.**

There are no changes to the authorization. The authorization used is Attachment C: D. 5. & 6.





### *Community Based Rental Assistance*

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

CHA has operates a Traditional Project-Based voucher, Supportive Housing Project-Based and Local Rental Subsidy for implementation of Community Based Rental Assistance (CBRA). The goal of this initiative is to place as many CBRA units as possible in the following areas:

- “Stable” communities, as defined by the City of Charlotte’s Quality of Life Study;
- Neighborhoods with an active revitalization plan; and
- Neighborhoods along Charlotte’s new transportation corridors, including light rail.

There is no annual benchmark for this activity because the CHA Board of Commissioners voted to approve CBRA projects on a case by case basis. In selecting families to occupy Project-Based Voucher (PBV) units the CHA has delegated determination of program and project eligibility to the PBV owner agent. CHA retains the flexibility to use, as necessary, the public housing program guidelines for PBV participants that reside in mixed-finance communities with regard to various operational and procedural functions, including but not limited to forming resident organizations, grievance procedures, etc. This streamlined approach creates consistency for residents and efficiencies in application for staff.

#### **Traditional Activity**

In FY2009, CHA was approved to implement a Community Based Rental Assistance (CBRA) program. The activity was implemented in the same year. CHA adopted a CBRA process (See Appendix R) to simplify the selection process in order to maximize the number of quality project-based voucher units throughout Charlotte.

### *Supportive Housing Project-Based Activity*

In FY2009, CHA was approved to implement *Housing for Persons with Disabilities, Special Needs, and Homeless*. The activity enables CHA to expand its role in the supportive housing community by leveraging funding and resources to social service and supportive housing providers. This will help alleviate the existing housing burden, as well as increase the Section 9 opportunities in the Charlotte community. The activity was implemented in FY2009.

The activity has impacted Charlotte's supportive housing projects by enabling local agencies to produce additional units for the targeted population to fill a needed void in Charlotte's continuum of care. Without CHA's fund leveraging or resource commitment, projects may be delayed or not occur. CHA encourages the use of Section 9 subsidies in these partnerships. CHA planned to pursue 2 supportive housing opportunities in FY13, however, the 19 Section 9 units at the UFS Domestic Violence Shelter, as well as the Section 9 units being considered with a partnership for the House of Prayer was determined unfeasible by those entities and are no longer being considered.

Through MTW flexibility, CHA allows supportive housing programs to operate on a month to month lease, rather than requiring them to modify their program to comply with existing HUD regulations requiring 12 month initial leases. This is significant in respect to non compliance and participant termination.

Developments for housing for persons with disabilities, special needs, and homeless are marked with an asterisk\* in the chart listing total CBRA units.

### *Local Rental Subsidy Activity*

The activity was approved in FY2011 as a second amendment to the Plan. The activity was implemented the same fiscal year. CHA staff developed a local Community Based Rental Assistance Program (CBRA) in partnership with Charlotte Family Housing (CFH). The local rental subsidy program provides a housing subsidy of up to \$500 per

month to 50 homeless families receiving intensive supportive services (10 to 15 families that need employment and 35 to 40 for working households). Working households are expected to complete the self-sufficiency program within three years with a one year extension and non-working families are given a four year program requirement with a one year extension.

This is a 50 unit pilot program with similar requirements and processes as Charlotte Family Housing's current housing program. The program's criteria are required for each respective group; however, if those referred families are on CHA's waiting list, they will have preference. CFH established operating procedures, landlord relationships, and administrative staff to deliver wrap-around services. The partnership enables delivery of supportive services at no cost to CHA.

The families are either working or participating in a self-sufficiency or educational program and earning less than 30% of the Area Median Income (AMI). The program targets families who are situationally or transitionally homeless. The program may also provide for the use of the subsidy to prevent homelessness by providing assistance to families ready for transition from local shelters. It is a collaborative effort that joins local agencies which are already providing services to this community with funds from the faith community, the corporate community, and the public sector. CFH uses "the ability to pay" method which bases the tenants rental portion on net income and actual expenses. Due to calculation discrepancies, CHA has implemented the 30% rule until CFH can provide an updated recalculation policy. CHA pays a subsidy of up to \$500 to help pay the remaining rental amount. The goal is to help families achieve self-sufficiency within three to five years by providing comprehensive family development via social work, intensive case management, and access to services while the family is permanently housed in a stable apartment community.

CHA leased up 25 families under the Charlotte Family Housing (formerly WISH) local subsidy MTW initiative as of September 2012. CHA has a benchmark of 50 units total for FY2013.

**B. Provide an update on the status of the activity.**

The following units have been approved and developed or are in development:

Year Completed	Development	Number of PBV Units	Number of ACC Units	Neighborhood Category
Pre-MTW	Prosperity Creek	84		Stable
	McAden Park	30		Stable
<b>Total Pre MTW</b>		<b>114</b>		
FY09	940 Brevard	60		Transitioning
FY09	Springcroft @ Ashley Park / Live Oak Seniors	18		Stable
FY09	Seigle Point	18		Stable
FY09	YWCA Families Together*	9		Stable
<b>Total FY09</b>		<b>105</b>		
FY10	Ashley Square at Southpark	14		Stable
FY10	Mill Pond	51		Stable
FY10	Cherry Gardens Senior	11		Stable
<b>Total FY10</b>		<b>76</b>		
FY11	McCreesh		63	Stable
<b>Total FY11</b>			<b>63</b>	
FY12	McCreesh Place II*	25		Stable
FY12	Charlotte Local Rental Subsidy*	50		Scattered sites
FY12	Steele Creek Seniors	60		Stable
FY12	Moore Place*	51	34	Challenged
<b>Total Anticipated FY12</b>		<b>186</b>	<b>34</b>	
FY13	The Retreat @ Renaissance (HOPE VI)	20		Challenged
FY13	Everett House*	10		Stable
FY13	Woodlawn House	52		Stable
<b>Total Anticipated FY2013</b>		<b>82</b>		
FY14	The Residences @ Renaissance (HOPE VI)	23		Challenged
<b>Total Anticipated FY14</b>		<b>23</b>		

Status of Local Rental Subsidy Program	Number	Applicant Statistics
Leased	25	8 Non-Working; 17 Working
Searching	13	13 Eligible/Searching
End of Participation	6	3 Withdrew on their own/ 1 Charlotte Family Housing Withdrew; 2 Non-Compliance
Canceled (before lease-up)	7	4 Family Withdrawals; 3 Charlotte Family Housing Withdrawals
Denied	20	13 Over Income; 4 Debts Owed; 3 Criminal
Total Referrals	71	

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

The authorizations used were Attachment C: B. 1. b., iv., B. 1. b., vi., B.1.c., B. 2, B.4., C.2, 9 & 10, D. 1 - 7. CHA also uses Attachment D, Community Specific Authorizations, through which CHA may use MTW funds to provide housing assistance for low-income families, as defined in section 3(b)(2) of the 1937 Act, and services to facilitate the transition to work, whether or not any such use is authorized by Sections 8 or 9 of the 1937 Act, provided such uses are consistent with other requirements of the MTW statute.



***Resident Safety Initiative***

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

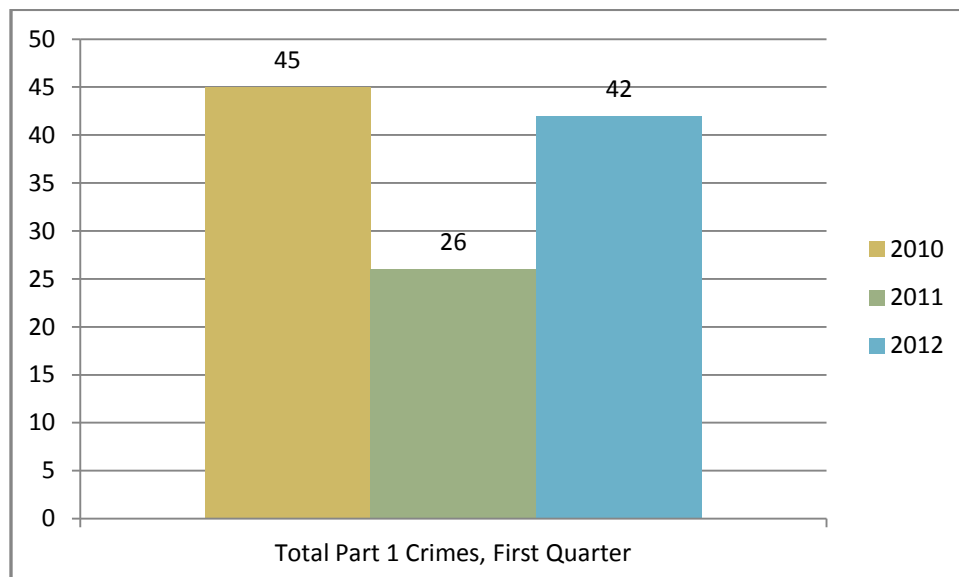
In the FY2010 Moving Forward Annual Plan, the Resident Safety Department was approved to implement Resident Safety Initiatives to reduce Part I crime incident statistics for all CHA sites combined by 5% each fiscal year for five years. The Resident Safety Division measures the Part I crimes as defined by the Uniform Crime Reporting (UCR) Program for the fiscal year. Part I crimes include burglary, assault, rape, homicide, robbery, arson, motor vehicle theft, and larceny.

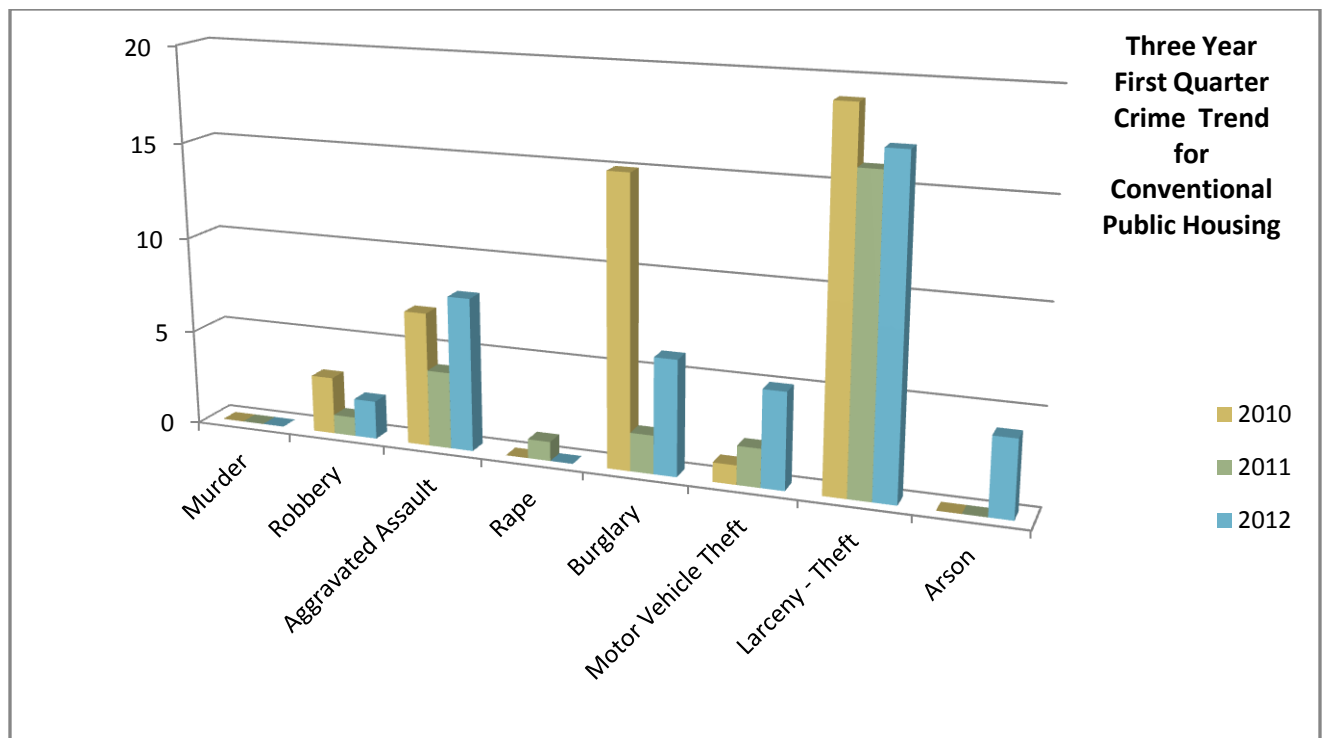
The Resident Safety Department continues to provide private security at the elderly sites year round. The family and scattered sites receive private security during the summer months. Surveillance cameras are in operation at four senior high rises and some 13 family/scattered sites. Resident Safety staff reviews camera video weekly, based on the volume of calls for services as it relates to criminal incidents.

**B. Provide an update on the status of the activity.**

Each month, participating law enforcement agencies submit information on the number of Part I offenses that become known to them from the Federal Bureau of Investigation; those offenses cleared by arrest or exceptional means; and the age, sex, and race of persons arrested for each of the offenses. The Charlotte-Mecklenburg Police Department measures crime according to Part I.

Crime at CHA conventional public housing properties saw a 22% decrease in Part I crimes in FY2012. During the first quarter of FY2013, CHA had 42 reported incidents. This is significantly higher than first quarter 2012; however, the activity is not determined effective or ineffective until the year end totals are calculated in order to accurately compare the outcome to the previous year.





C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.

No new authorization was added. The authorization for this activity is Attachment C: B.1.b.v.



### *Moving Forward Supportive Services*

A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.

The Moving Forward Supportive Services (formerly Currents of Change) was approved in the FY2009 Annual Plan. Implementation began in the same year. The activity promotes work and self sufficiency.

B. Provide an update on the status of the activity.

Moving Forward Supportive Services are provided to three pilot groups. Pilot Group A (Victoria Square and Claremont) receive case management from CHA. Pilot Group B consists of the families relocated from Boulevard Homes (renamed The Renaissance) and receives services from Children's Home Society. Genesis Project 1 works with Pilot Group C (Cedar Knoll, Leafcrest, and Tarlton Hills).

There is a varying degree of difference in the income progression when looked at overall; however, when broken down by site, there is less variation. See Appendix L for this detail. The families in Pilot Group A were part of a work requirement site before 2008. Children's Home Society began working with families in the Boulevard Homes community in December 2009. This conventional community was not a work requirement site. The majority of these families were in need of resources and comprehensive case management services to ensure their success. Genesis Project 1 began providing services for Pilot Group C in September 2011.

Positive move-outs were determined by each vendor and submitted to Client Services for each site, given the caseload's current performance and year in program. For those in the CHA program where the anticipated number is 14, CHA is still phasing out the traditional FSS contracts of participation (until 2014), and some families still have a 5 year contract, which means a greater number of anticipated graduates because their time in the program will be ending during the FY 12-13. During FY2013 CHA will transition from Increase Positive Move Outs to number of persons prepared for market rate in order to move these families to CHA market rate properties.



The chart below illustrates the 2<sup>nd</sup> quarter achieved benchmarks for the families receiving Moving Forward Supportive Services.

Vendor	Decrease Minimum Renters	Increase Number Working	Job Retention 12+ Months	Income Progression	Prepare for Market Rate
CHA (78 Households)	17	57	38	\$21,287	1
<b>FY2013 Benchmark</b>	6	63	20	\$21,309	14
Children's Home Society (231 Households)	39	58	37	\$7,504	33
<b>FY2013 Benchmark</b>	12	108	36	\$8,763	2
Genesis Project 1 (147 Households)	28	40	21	\$26,884	1
<b>FY2013 Benchmark</b>	9	92	30	\$38,160	0

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

No new authorization was used. The authorization used is Attachment C: B.1.

***Youth Initiatives***

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

In FY2009, CHA was approved to establish a Cooperative Agreement to Form Partnerships with Communities In School (CIS), Charlotte-Mecklenburg Schools (CMS), Partners in Out of School Time (POST), and the Charlotte Housing Authority Scholarship Fund (CHASF) in order to connect CHA participants to programs and services that address truancy, post-secondary education preparation, and academic performance improvement. The focus of the collaborative was to provide services for youth that are assisted by CHA housing programs as a means to help break the cycle of generational poverty.

**B. Provide an update on the status of the activity.**

Communities in Schools (CIS) is a nationally recognized nonprofit organization providing dropout prevention services for at-risk youth. The Charlotte affiliate operates its program in 43 schools (elementary through high school) across Mecklenburg County. CIS is serving more than 400 youth residing in CHA properties and/or the CHA Housing Choice Voucher Program. The most recent data available was reported on in FY2012 Annual Report for school term ending June 2011. Data results are provided on an annual basis in mid-November.

CHASF reported 92 recipients for FY2013. This is a 25% increase over FY2012 performance. The significant increase is a result of expanded partnerships (Communities in Schools, Right Moves for Youth, etc) and awareness events (Annual Awards Ceremony, Holiday Social, Resource Fair, etc). CHA anticipates the numbers to continue to increase as programming is offered to middle school youth. CHA continues to pursue conversation with CMS regarding a suitable arrangement for data sharing that would allow CHA Client Services Department to track students' academic performance. CHA would like the following criteria to track student progress:

**CHA Student Level Data**

- % of CHA high school seniors graduating with a diploma
- % of CHA graduates entering post-secondary education
- % of CHA students complying with attendance policies

**Aggregate Level Data**

- # of CHA seniors anticipated to graduate
- # of CHA students promoted to next grade level
- # of CHA students complying with attendance policies

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

No new authorization was used. The authorization used is Attachment C: B.2.



### *Increase Acquisition and Rehabilitation of Existing Multi-Family Properties*

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

CHA received approval to implement increasing the acquisition/rehabilitation of existing multi-family properties, in the 2008 – 2009 MTW Annual Plan.

Implementation began in the same fiscal year. In FY12, CHA received approval to expand this initiative to acquire and rehabilitate existing multi-family properties in mixed-income communities.

**B. Provide an update on the status of the activity.**

CHA has found acquisition more cost effective and at times it has allowed the agency to add more units to the inventory in a shorter period of time than new construction. The economic downturn allowed CHA to increase unit production through acquisition in higher income areas of Charlotte. In contrast, if CHA had opted to only build new, it would have severely delayed the addition of units because of construction costs. Current new construction is at \$120,000 or more per unit. The table below illustrates the lower cost per unit for acquisitions. The baseline was reset to zero and the benchmark set for 21 Section 9 units in mixed-income communities in FY2012. CHA accomplished the benchmark by placing 21 Section 9 units at McMullen Woods. There have been no purchases or acquisitions during the first quarter, however potential properties are being reviewed.

CHA added the following units to the existing inventory using the MTW flexibility for this initiative.

Fiscal Year Acquired	Property	Units	Cost Per Unit
2009	Fairmarket Square	60	\$48,667
	Seneca Woods	50	\$71,059
	Woodlawn House	104	\$80,384
2010	Hampton Creste	239	\$23,013
	Mill Pond	168	\$67,500
	McMullen Wood	55	\$61,000
2012	Little Rock Apartments**	242	\$49,753

\*\*These are multi-family Project-based, not Section 8 or 9.

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

The waiver used is Attachment C: B. 1. b. and C 13. and Attachment D, Community Specific Authorizations, through which the Agency may use MTW Funds to provide housing assistance for low-income families, as defined in section 3(b)(2) of the 1937 Act, and services to facilitate the transition to work, whether or not any such use is authorized by Sections 8 or 9 of the 1937 Act, provided such uses are consistent with other requirements of the MTW statute.

*Land Acquisition for Future Use*

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

The agency was approved to implement land acquisition for future affordable housing in FY2009. The activity was implemented in the same fiscal year.

**B. Provide an update on the status of the activity.**

The purpose of the activity is to secure as many good locations, if possible, along the new transit corridors and light rail as well as in rapidly developing areas of Charlotte to expand housing choices. CHA has a surplus of land in inventory, but challenges in securing development financing; therefore acquiring additional land is not a priority at this time. Steele Creek Seniors has been developed; Krefeld Drive and Park and Marsh development scenarios are being assessed.

Fiscal Year Acquired	Property	Proposed Units	Cost
2009	Krefeld Drive	99	\$ 90,000 per acre
2010	Steele Creek Seniors	120	\$ 8,810 per unit
2011	Park and Marsh	TBD	\$675,675 per acre

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

No new authorization was used. The waiver used is Attachment C: C 13.

## *Local Non-Traditional Initiatives*

### *Acquisition of General Partnership Interest*

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

*Acquire the General Partnership interest in the Little Rock Apartments* - This activity was approved in March 2010, but was made as a first amendment to the FY2011 plan. In June, 2011, CHA, acting through its subsidiary Horizon Acquisition Corp. (Horizon), acquired the general partnership interest in Little Rock Apartments, a 240-unit Section 8 multi-family project. Horizon's control of Little Rock Apartments is vital to the success of the redevelopment of Boulevard Homes (presently known as The Renaissance), CHA's adjacent 300-unit public housing development, and the focus of CHA's FY2009 HOPE VI grant.

**B. Provide an update on the status of the activity.**

Due to budget restraints, CHA's endeavor to receive approval to provide services and opportunities to Little Rock's residents through its Moving Forward program, including self-sufficiency and employment services was delayed. CHA is currently working to develop a budget to implement the planned services at the property. Once the budget is approved, appropriate baselines, benchmarks, and measures will be reexamined to support the endeavor. The budget approval request will take place FY2014.

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

No new authorization was used. CHA uses Attachment D, Community Specific Authorizations, through which CHA may use MTW funds to provide housing assistance for low-income families, as defined in section 3(b)(2) of the 1937 Act, and services to facilitate the transition to work, whether or not any such use is authorized by Sections 8 or 9 of the 1937 Act, provided such uses are consistent with other requirements of the MTW statute.

### *Convert Units to Public Housing*

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

CHA was approved to implement an activity to utilize public housing units to serve homeless families at Hampton Creste Apartments and to implement a supportive self-sufficiency program in a 2<sup>nd</sup> amendment to the FY2011 Annual Plan. The agency began implementation in FY2011.

**B. Provide an update on the status of the activity.**

The apartments are owned by CHA's non-profit subsidiary, Horizon Development Properties, Inc. and have been refinanced and rehabilitated into a mixed-income community. The activity was branded the Supportive Housing Innovative Partnership (SHIP) at Hampton Creste. The Salvation Army (TSA) is responsible for providing the supportive services.

SHIP is an innovative collaborative-based approach to restore hope, maintain dignity, promote self-reliance, and foster sustainable independence among families that are homeless within Mecklenburg County. The families are provided independent living in the Hampton Creste community along with intensive home-based case management and evidence-based programs and services that address severe emotional, social, developmental, educational, and employment challenges that homeless families may face entering permanent housing. The SHIP partnership includes various private, public, and faith based agencies throughout the Charlotte-Mecklenburg area. It is anticipated that this will serve as a model for supportive housing to be replicated throughout the City and County.

The partnership is considering expanding the three year term limit to five years or transitioning the families to FSS sites at the end of year three. There are 60 ACC units operating as part of the community partnership to serve homeless families, 40 units will

be restricted to families making 40% area median income and the remaining 113 units will be restricted to families making 80% area median income.

Program updates include:

- The SHIP program at Hampton Creste currently has fifty-five residents with 111 children who reside on site.
- Within the current families, 41% are enrolled in job or education training and 100% are enrolled in life skill training. There are 41% employed (full and part time).
- There were a total of 12 exits, seven positive. Several reasons for the positive exits were marriage, moving into an apartment community with employment, moving out of state (Georgia) with full time employment, moving out of state due to family obligations and moving into long-term subsidized housing.
- There have been five negative move outs as a result of lease and program violations and abandonment of the SHIP apartment.

<i>Supportive Housing Innovative Partnership (SHIP) at Hampton Creste Anticipated Outcomes</i>				
	<i>Metric</i>	<i>Baseline</i>	<i>3 Year Benchmark</i>	<i>Actual as of 08/31/2012</i>
<b>1. Increased Supportive Housing Units w/Self-Sufficiency Component</b>				
	<i>Number of supportive housing units</i>	<i>0</i>	<i>60</i>	<i>56</i>
<b>2. Residential Stability</b>				
	<i>Number of residents who move to housing with less support</i>	<i>0</i>	<i>70% (42 of first 60 families)</i>	<i>11% (7)</i>
	<i>Number of families who do not return to homelessness</i>	<i>0</i>	<i>95% (57 of first 60 families)</i>	<i>72% (43)</i>

\* Number discrepancy due to (5) negative exits returning to shelter system

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

No new authorizations were used. CHA uses Attachment D, Community Specific Authorizations, through which CHA may use MTW funds to provide housing assistance for low-income families, as defined in section 3(b)(2) of the 1937 Act, and services to facilitate the transition to work, whether or not any such use is authorized

by Sections 8 or 9 of the 1937 Act, provided such uses are consistent with other requirements of the MTW statute.

### *New Construction of Affordable Units*

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

The activity was approved in March 2010 as Construction of the Lofts at Seigle Point as a first amendment to the FY2011 plan. The activity was renamed to New Construction of Affordable Units to serve a broader scope with an amendment approval in FY2012. CHA proposes to develop properties into mixed-income communities. The projects will include units intended for a wide range of income levels, from market rate to units that are affordable to those earning less than 30% area median income (AMI). The units available to families at or below 30% AMI may be subsidized by CHA project-based vouchers or public housing subsidies. Adding these units will increase housing choices for those needing affordable housing. The selected environment will be an ideal situation for residents to excel in CHA's Moving Forward program.

**B. Provide an update on the status of the activity.**

There are currently two projects under this activity:

1. The Lofts at Seigle Point is proposed to be the final on-site component of the Seigle Point HOPE VI redevelopment of the former Piedmont Courts, however, HOPE VI funding is not included in this project. The development is proposed to be part of a broader mixed-income community. The project will include 190 units of which 80% will be for lease to individuals at 80% area AMI and below and 20% will be affordable to those earning less than 30% AMI subsidized by CHA project-based vouchers.



The overall Seigle Point community has a 10,000 square foot community building, 204 tax credit apartments, 31 market rate townhomes, and an amenity area with a playground, tennis & basketball courts, greenway, and shelter area. Adding the 190 units in this location, very near Charlotte's central business district, will provide added choice for those needing affordable housing. This environment will be an ideal situation for these residents to excel in CHA's Moving Forward program.

Construction of the Lofts at Seigle Point has been delayed because CHA is waiting to close on financing through the use of the HUD 221(d)(4) loan program.

2. The Charlotte Housing Authority has been awarded a \$20.9 million FY2009 HOPE VI Grant by HUD for the redevelopment of its Boulevard Homes (Renamed The Renaissance) property. The grant will be used, along with other funding, to transform the dilapidated, public housing development and surrounding neighborhood into a thriving mixed-income community.

New construction of the four-story, 110-unit senior building, The Retreat at Renaissance, in the redeveloped community will begin in FY2013. The second and third phases will consist of 222 units of rental housing for families. The residential buildings proposed include three story apartment buildings, two story direct access apartment buildings and two story townhomes, configured in one- to three-bedroom units.

**C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

No new authorization was used. Attachment D, Community Specific Authorizations, through which CHA may use MTW funds to provide housing assistance for low-income families, as defined in section 3(b)(2) of the 1937 Act, and services to facilitate the transition to work, whether or not any such use is authorized by Sections 8 or 9 of

the 1937 Act, provided such uses are consistent with other requirements of the MTW statute.

***Ongoing Initiatives Being Closed Out as of August 29, 2012***

***Partner with CMS for Mixed-income Affordable Units***

- A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

In FY2009, CHA was approved to Develop an Affordable Housing Program with Charlotte-Mecklenburg Schools (CMS). Due to CMS budget constraints, the activity has not been implemented yet.

- B. Provide an update on the status of the activity.**

The activity has not been implemented. CHA has decided that a charter school would be a better fit for the implementation of the overall plan at the chosen site. CHA is in discussions with CMS on when the partnership may be implemented at another site other than the originally designated site at Boulevard Homes and possibly renaming or restructuring of the activity may occur as a result.

- C. For the Plan year, indicate if the Agency anticipates any changes, modifications, or additions to Attachment C authorizations.**

The authorization used is Attachment C: B.1.b. The waiver was necessary for flexibility of funds.

***Local Design Standards***

- A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented.**

CHA proposed and received approval for the Development of Local Design Standards in the Fiscal Year 2008 – 2009 Moving Forward Annual Plan. The design standards were created in the fiscal year, however utilization did not begin until 2011 because

there were no new construction projects that received funding or started that would necessitate the guidelines being used.

**B. Provide an update on the status of the activity.**

The implementation of this process was to avoid multiple plan reviews by following a single standard that is prescribed at the state level for efficiency and time savings. CHA follows North Carolina Housing Finance Agency (NCHFA) design standards as our local standard.

# Sources and Uses of Funds



## **SOURCES AND USES OF FUNDING**

**A. List planned sources (Operating, Capital, HCV) and uses of MTW funds.**

This item will be addressed in Appendix J after the draft budget is prepared in January 2013.

**B. List planned sources and uses of State or local funds.**

This item will be addressed in Appendix K after the draft budget is prepared in January 2013.

**C. If applicable, list planned sources and uses of the COCC.**

This item will be addressed in Appendix J after the draft budget is prepared in January 2013.

**D. If using a cost allocation or fee-for-service approach that differs from 1937 Act requirements, describe the deviations and the reasons therefore.**

CHA does not use a cost allocation plan.

**E. List or describe use of single-fund flexibility, if applicable, describe uses across traditional program lines or special circumstances in support of an MTW activity.**

This item will be addressed in Appendix J after the draft budget is prepared in January 2013.

**F. Optional- List reserve balances at beginning of the Plan year.**

CHA opts out of this item.

**G. Optional – In Plan Appendix, provide planned sources and uses by AMP.**

CHA opts out of this item.

Administrative



## ADMINISTRATIVE

### A. Resolution/Certification of compliance

- a. See Appendix A

### B. Evaluation description

As part of the evaluation of the Charlotte Housing Authority's (CHAs) Moving Forward (MF) Program, the University of North Carolina at Chapel Hill's Center for Urban Research has been conducting periodic interviews with administrative staff to monitor and assess the implementation and impacts of the program. In these interviews staff members are asked to describe the challenges in implementing the various components of the MF program, alterations in program design from the original conception, the impacts that the program is having on the CHA's ability to achieve its mission, lessons learned about successful program implementation, and ideas as to how the program might be improved.

The following data presents a summary of staff interviews conducted on June 13, 18 and 19, 2012. The staff members interviewed represented a diversity of functional areas including financial, legal, safety, real estate, client services, IT, communications, and operations.

- Staff members appreciated the ability to develop creative programs to help residents meet program goals, and linked this ability to the budget flexibility provided by the Moving to Work program.
- Staff members praised CHA's coupling of supportive services (including both case management and the child care and transportation subsidies) with changes in the Authority's rules (including rent reforms and the work requirements), which allows CHA to tackle resident obstacles to self-sufficiency.
- Several respondents reported a struggle between those who want to see more funding allocated to real-estate development and those who believed funding should be used to expand client services.
- Some believe that the work requirement and funding for related services should be targeted to those who are close to being able to move out and need just a little more help, while others believe CHA should direct more resources to residents who need a substantial and ongoing commitment of services.
- Several other interviewees were concerned that the Section 8 program had not been included in work requirement initiative, and that as a result, Section 8 clients were not receiving more resources for case management and enhanced social services.
- Those interviewed suggested that the impact of general staff turnover had little negative impact on CHA operations, but vacancies among upper management was considered to have a significant impact on both the Moving Forward program and the overall organization because it hindered CHA's ability to communicate with the larger community, and made it tough to make big, potentially contentious, decisions such as raising minimum rents or sanctioning those who are not in compliance with the work requirements.

- A number of those interviewed expressed optimism that consolidating management staff in the new building will improve communication, and viewed the move towards less-structured, more open meetings as leading towards a more open environment that encouraged questions and fostered improved communication.
- Although Charlotte is on the low-end of national minimum rents, especially when compared to housing authorities in other large cities. A small number of interviewees, however, expressed concern that increases in rent might lead law-abiding residents to turn to crime to cover their rents, or that CHA should first focus on expanding social services to a greater number of residents before increasing minimum rents. Other staff members suggested that the current bands—especially those governing the upper-end of the income distribution—should be revisited, since under the current bands there is little incentive for higher-income individuals to move out.
- Interviewees expressed significant frustration over the Yardi software system. Complaints included: a complicated interface, which they felt made it difficult to understand or present data in meaningful ways; the inability for most staff members to write customized reports; and the software’s failure to be easily adapted to handle new data recording requirements.
- Several staff members outlined how Moving to Work’s financial flexibility has given them greater opportunities to add to CHA’s portfolio through the acquisition and rehabilitation of close to 500 existing units. Moreover, those property acquisitions have increased the number and proportion of CHA’s units in mixed-income developments and in more affluent areas of the city.
- Staff members involved in the financial aspects of the Moving Forward program worried that recent changes in HUD funding—such as the thirteen-percent decrease in Section 9 funding—would have significant impacts on CHA’s ability to successfully run its Moving Forward program. They felt that a similar offset to Section 8 funding would make it extremely difficult to maintain the current MF initiatives: Real Estate would be forced to limit new acquisitions and rehabilitations, and Client Services would be forced to cut case management and service funding.

### **Lessons Learned & Recommendations**

Based on the results of the staff interviews presented above, the Center for Urban and Regional Studies offered the following lessons learned and related recommendations for CHA’s consideration.

- ***Lesson learned:*** As the Moving Forward program evolves staff members need to be involved in an ongoing dialogue to help them understand the program and how both their departments and their individual work contribute to its overall goals and success.
  - Recommendation: Hold ongoing, authority-wide meetings to reacquaint CHA staff with the vision, purpose and opportunities associated with the MF program and to explain how each division contributes to the program’s goals.
- ***Lesson learned:*** Public relations should not be limited to a strong initial push and then be scaled back.



- Recommendation: Expand public relations activities to reacquaint citizens with the goals of the MF program, the progress made to date, and the new initiatives.
- ***Lesson learned:*** A lack of support from outside agencies (such as CMS and Legal Aid) can hinder progress towards key goals or make the implementation of new initiatives more difficult.
  - Recommendation: Involve outside groups early on in vision-building processes for new initiatives.

### **Other Recommendations**

- Continue improving staff communication among divisions through education and organizational initiatives.
- Continue to improve the Yardi system's ability to provide the data needed by staff members to monitor the impacts of various MF initiatives. Increase training opportunities for staff members interested in producing their own reports, and institute question and answer sessions to help staff members understand the data Yardi holds and the types of reports that are possible. Additional IT staff may be needed to accomplish this.
- Follow through with the work requirement sanctions for residents who are not making an effort to move toward self-sufficiency.
- Once a new CEO is hired, revisit the issues of who will be subject to the work requirements and receive enhanced client services.
- Top CHA administrators should contact North Carolina's Senators and its Representative to urge them to work toward the extension of the CHA's designation as a Moving to Work housing authority.
- Explore other sources of funding for client services so the work requirement and enhanced services can be expanded to more clients.
- Include some Section 8 families under the work requirement/ client services initiative of MF.\*\*
- Continue to closely monitor the performance and costs of contractors providing client services under the MF program.

\*\*There is a Housing Choice Voucher Transitional Families Program (HCVTFP)

## **APPENDICES**

- Appendix A Board Resolution
- Appendix B Public Hearing Comments
- Appendix C Initiatives Summary
- Appendix D Completed Initiatives
- Appendix E Rent Reform Overview
- Appendix F Sample Rent Bands
- Appendix G Hardship Policy
- Appendix H Work Requirement Policy
- Appendix I Community Service Policy
- Appendix J Planned Sources and Uses of Operating, Capital, HCV and MTW funds
- Appendix K Planned Sources and Uses of State and Local funds
- Appendix L Moving Forward Supportive Services 1<sup>st</sup> Quarter Performance Detail
- Appendix M Capital Funds – Replacement Housing Factor
- Appendix N Capital Projects
- Appendix O Subsidy Forms
- Appendix P Demolition-Disposition Activity
- Appendix Q Violence Against Women Act
- Appendix R Community Based Rental Assistance (CBRA) Policy

## APPENDIX A

### **Annual Moving to Work Plan Certifications of Compliance**

**U.S. Department of Housing and Urban  
Development  
Office of Public and Indian Housing**

#### **Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning April 1, 2013, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan;
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

## APPENDIX A

14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
18. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the City of Charlotte

NC003

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Joel Ford  
Name of Authorized Official

Board of Commissioners Chairperson  
Title

  
Signature

01/07/2013  
Date

**RESOLUTION**

**APPROVE ADOPTION OF THE CHA FISCAL YEAR 2013-2014 MOVING FORWARD  
PLAN AND AUTHORIZE THE SUBMISSION OF THE MOVING FORWARD  
ANNUAL PLAN FOR FISCAL YEAR 2013-2014 TO THE  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**WHEREAS**, Moving to Work (MTW) is a demonstration program authorized by Congress and implemented by the U.S. Department of Housing and Urban Development;

**WHEREAS**, in establishing MTW, Congress granted broad authority to housing authorities to design programs that would achieve three primary goals:

- Reduce cost and achieve greater costs effectiveness in Federal expenditures;
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increase housing choices for low-income families;

**WHEREAS**, the MTW agreement provides CHA with the authority to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families;

**WHEREAS**, on November 20, 2012, the CHA Board of Commissioners conducted a public hearing on the FY 2013-2014 Moving Forward Annual Plan;

**WHEREAS**, CHA certifies that the housing assisted under the demonstration program is safe, decent, sanitary, and in good repair, according to an inspection protocol established or approved by the Secretary;

**WHEREAS**, CHA provides certifications and other submissions as required by HUD; and

**WHEREAS**, CHA is requesting the Board of Commissioners to adopt CHA's FY 2013-2014 Moving Forward Annual Plan and authorize the submission of the FY 2013-2014 Moving Forward Annual Plan to HUD.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the City of Charlotte that:

1. All initiatives in the Moving Forward Annual Plan shall be reviewed and approved by the appropriate level of the Board of Commissioners before they are implemented.

2. CHA's FY 2013-2014 Moving Forward Annual Plan is hereby adopted.
3. The Chair of the Board of Commissioners and the Chief Executive Officer are hereby authorized to execute any required documents, certifications or HUD forms related to the approval and filing of CHA's FY 2013-2014 Moving Forward Annual Plan.
4. The Chief Executive Officer is authorized to submit CHA's FY 2013-2014 Moving Forward Annual Plan and such other required documents, certifications or forms to HUD with such changes, additions, corrections or amendments as deemed necessary or appropriate or as may be required by HUD.
5. The Chief Executive Officer is hereby authorized to negotiate with HUD regarding any portion of CHA's FY 2013-2014 Moving Forward Annual Plan and to carry out other actions relating to the plan.

**RECORDING OFFICER'S CERTIFICATION**

I, A. Fulton Meachem, Jr., the duly appointed Secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this resolution was properly adopted at a regular meeting held December 18, 2012.

BY:

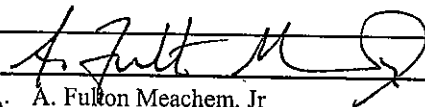
A handwritten signature in black ink, appearing to read 'A. Fulton Meachem, Jr.', written over a horizontal line.

A. Fulton Meachem, Jr.  
Secretary

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> NA a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:		
<b>6. Federal Department/Agency:</b> U S Department of Housing and Urban Development			<b>7. Federal Program Name/Description:</b> Moving to Work Demonstration Program CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: A. Fulton Meachem, Jr. Title: Chief Executive Officer & President Telephone No.: 704.336.5221 Date: 12/24/12		
<b>Federal Use Only:</b>				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Housing Authority of the City of Charlotte

Program/Activity Receiving Federal Grant Funding

Moving To Work Demonstration Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

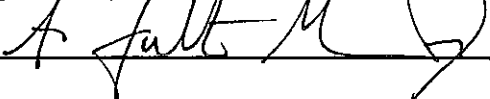
Name of Authorized Official

A. Fulton Meachem, Jr

Title

Chief Executive Officer and President

Signature

X 

Date

12/26/12

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3



## APPENDIX B

### **PUBLIC HEARING/RESIDENT COMMENTS DOCUMENTATION**

The public hearing for the FY2014 Moving Forward Annual Plan was held on Tuesday, November 20, 2012 at the CHA Board of Commissioners meeting which took place at the Central Office located at 1301 South Boulevard. There was one individual who spoke during the public hearing.

Ms. Mary Milliner, a resident of Edwin Towers, suggested the agency periodically check to see if the Annual Plan is still at the posted location for public review and comment period because she went to the public library and they told her they received it but could not find it at the time she requested it.

CHA MTW staff acknowledged that this will be done in the future for the Moving Forward documents placed in the community for public review and comment.

## APPENDIX C: Initiative Summary

### Housing Authority of the City of Charlotte Moving Forward Initiatives Summary

APPROVED HUD INITIATIVES	DESCRIPTION	FISCAL YEAR IDENTIFIED	STATUS
Biennial Recertifications	Re-certifications for senior/disabled are conducted bi-annually; criminal background checks are conducted at recertification for family members 16 years of age or older.	2008-2009	Implemented FY2010–2011 Ongoing
Rent Reform and Work Requirement	Rent calculation modified and minimum rent increased. A hardship policy is in place. A Work Requirement Initiative was implemented in FY 2010 – 2011 for households receiving case management.	2009-2010	Implemented FY2010-2011 Ongoing
Site-based waiting lists Public Housing and Project Based Section 8.	All public housing and Project-based Section 8 property waiting lists are managed at the site level. Applicants must apply at the site for occupancy.	2008-2009	Implemented FY2008–2009 Ongoing
Occupancy Training	CHA and Central Piedmont Community College provide "Good Neighbors" type training for all new and existing Housing Choice Voucher and public housing participants to assist families in their acclimation into a neighborhood.	2007-2008	Implemented FY2007-2008 Ongoing
Adopt investment policies consistent with state law	CHA adopted investment policies that are consistent with state law to achieve a portfolio which is safer, more liquid and obtains competitive yield.	2008-2009	Implemented FY2008–2009 Ongoing
Modify Project-Based Section 8 inspection procedures	CHA received approval from HUD to waive the requirement for an initial Housing Quality Standards (HQS) inspection on newly constructed Project-Based Section 8 units and utilize local building standards inspection and subsequent issuance of a Certificate of Occupancy (CO) as a substitution of the initial or move-in inspection.	2008-2009	Implemented FY2008–2009 Ongoing
Community Based Rental Assistance (Project-Based Section 8 Process)	Simplified the selection process in order to maximize the number of quality Section 8 assisted units throughout Charlotte.	2008-2009	Implemented FY2008–2009 Ongoing
Housing for persons with disabilities, special needs and homeless	CHA created and enhanced relationships with local social service provider agencies by working with nonprofit providers on new supportive housing projects.	2008-2009	Implemented FY2008–2009 Ongoing
Resident Safety Initiatives	The Resident Safety Department expanded the types of crime prevention initiatives and program enforcement initiatives for CHA public housing sites.	2009-2010	Implemented FY2009–2010 Ongoing
Moving Forward Supportive Services	The Moving Forward Supportive Services is designed to stabilize and improve families by fortifying them through education, life skills, motivation and employment training to compete in the economic marketplace.	2008-2009	Implemented FY2008–2009 Ongoing
Youth Initiatives	CHA is focused on providing services for youth that connect them to programs and services that address truancy, post-secondary education preparation, and academic performance improvement.	2008-2009	Implemented FY2008–2009 Ongoing
Participant and landlord tracking program	The University of North Carolina at Charlotte's (UNCC) utilized a Geographic Information Science (GIS) mapping system to identify voucher holders	2007-2008	Implemented FY2007–2008 Ongoing

January 11, 2013

## APPENDIX C: Initiative Summary

APPROVED HUD INITIATIVES	DESCRIPTION	FISCAL YEAR IDENTIFIED	STATUS
	within Mecklenburg County in order to analyze the census tracts with a large number of Housing Choice voucher holders to assist with deconcentration.		
Increase acquisition and rehabilitation of existing multi-family properties	CHA established a strategy and adopted a policy to increase the acquisition and rehabilitation of existing multifamily properties.	2008-2009	Implemented FY2008–2009 Ongoing
Land Acquisition for Future Use	CHA designed local standards to guide land purchases in desirable, rapidly growing areas to provide more housing choices.	2008-2009	Implemented FY2008–2009 Ongoing
Local Non-Traditional Initiatives	CHA used funds outside of Sections 8 and 9 to: Acquire general partnership interest; construct mixed-income housing; renovate, construct and operate supportive housing; implement a local rental subsidy program and convert units to public housing.	2010-2011	Implemented FY2010–2011 Ongoing

## Appendix D: Completed Initiatives

COMPLETED INITIATIVES				
<b>Affordable Housing Impact Studies</b>	CHA commissioned UNCC to research the pattern and density of affordable housing and evaluate the association between the housing stock and crime rate, housing and property values, and school equity in surrounding residential communities.	2007 - 2008	Completed	<p><b>Outcome:</b> Participants have access to data about housing location and neighborhood quality that will enable them to choose neighborhoods that best meet their needs.</p> <p><b>Impact:</b> An increase in the number and percentage of households moving to non-concentrated neighborhoods</p>
<b>Assess Section 8 Program Participants</b>	CHA surveyed all Section 8 program participants to measure their capacity for independent living. CHA will connect them with the services necessary to facilitate their progress toward that goal.	2008-2009	Completed	<p><b>Outcome:</b> CHA was able to identify the level of need to enable more participants find employment and increase their incomes.</p> <p><b>Impact:</b> Promote self-sufficiency among participants</p>
<b>Section 8 Property Rating System</b>	A quantitative evaluation rating system for the exterior appearance of a Section 8 property was developed to improve the housing quality standards of participating property owners.	2007-2008	Completed	<p><b>Outcome:</b> Landlords will maintain the appearance of their properties knowing that a rent increase is linked to the quality of the property.</p> <p><b>Impact:</b> An increase in the percentage of high-quality Section 8 rental units</p>
<b>Develop Local Design Standards</b>	CHA adopted local design standards that correlate with other funding sources available in Charlotte and the State of North Carolina.	2008-2009	Completed/ Tracking	<p><b>Outcome:</b> Adopting the “local design standards” was more to ensure quality standards beyond the local minimum code. It set a minimum standard instead of replacing a review or adding a review step.</p> <p><b>Impact:</b> Added sustainability aspect</p>
<b>Partner with CMS for mixed income affordable units</b>	Established a partnership with Charlotte Mecklenburg Schools to produce mixed-income affordable housing units and identified two potential sites.	2008-2009	Not Implemented	CMS budget limitations delayed implementation
<b>Renovate, Construct, and Operate Supportive Housing</b>	CHA used MTW funds to provide gap financing to construct units at McCreesh Place and fund public housing rental subsidies.	2009-2010	Completed	<p><b>Outcome:</b> CHA’s assistance allowed supportive housing partner to 1) build project-based voucher units; 2) upgrade existing units; and</p>

## Appendix D: Completed Initiatives

				<p>3) structure Section 9 subsidies in such a way that they do not conflict with the operating requirements associated with the supportive housing program subsidies currently being funded to the project.</p> <p><b>Impact:</b> Minor rehabilitation of 63 Section 9 units and the construction of 26 project-based voucher units.</p>
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### Rent Reform Overview

The new rent calculation is an income-based, stepped rent with stepped escrow deposits. The income bands are a \$2,500 range with the stepped rent being 30% of the range low end. For example, in a \$5,000 – \$7,499 annual income band, the low end of \$5,000 is divided by the 12 months of the year and multiplied by 30%. The total rent payment by the tenant would be \$125. Annual adjusted income will be used to establish the income band. Escrow deposits will begin when the household adjusted income including wages reaches \$12,500 and ends when the household adjusted income reaches 70% of Area Median Income (AMI) or 3 years after reaching 40% of AMI, whichever comes first. Incentive accounts can be disbursed for any reason when they leave subsidized housing if they leave in good standing. But while they continue to receive a subsidy, withdrawals are limited to amounts needed to help participants overcome specific verifiable barriers to work. A ceiling flat rent was established at CHA Fair Market Rents (public housing only) by bedroom size and is reviewed/updated annually every fall. Additionally, incentive account deposits begin when the adjusted income reaches \$12,500 with some form of working wages.

In FY11, the Rent Reform and Work Requirement initiatives were split. Rent Reform began for all conventional public housing and Section 8 participants on December 1, 2010. Participants are still granted interim rent recertifications between annual recertifications provided they have met the established criteria. If there is a decrease in the family's income or an increase in medical expense or childcare expense which is expected to last longer than thirty days (and will change their flat deduction eligibility), the participant may request that an interim recertification be performed. Participants must still report changes in family size.

Income earned by seasonal employment will be annualized on a 12 month basis if the employee has maintained employment for more than 60 days. Employees of temporary agencies will be annualized after an initial 30 days of assignments. All families claiming zero income will have three (3) months to establish either earned or unearned income or they will be required to report to the Charlotte Housing Authority every three (3) months until income has been established.

Income from assets with a combined value of less than \$5,000 will be excluded. The annual recertification will include self certification for households with combined assets below \$5,000, or third party verification for assets over \$5,000. Traditional medical and childcare deductions are eliminated. Participants need only verify enough non-reimbursable expenses to meet the requested deduction level listed below.

Medical Expenses	Medical Deduction	Childcare Expense	Childcare Deduction
\$0 - \$2,499	\$0	\$0 - \$2,499	\$0
\$2,500 - \$4,999	\$2,500	\$2,500 - \$4,999	\$2,500
\$5,000 - \$7,499	\$5,000	\$5000 - \$7,499	\$5,000
\$7,500+	\$7,500	\$7,500+	\$7,500

# APPENDIX F

Sample 2 Bedroom Rent Bands					
	Minimum Rent		75		
	Fair Market Rent		819		
Income Range		30% of low end	TTP	Incentive Account Deposit	
\$0	\$2,499	\$0	\$75	\$0	Minimum Rent is greater than 30% of income
\$2,500	\$4,999	\$63	\$75	\$0	
\$5,000	\$7,499	\$125	\$125	\$0	
\$7,500	\$9,999	\$188	\$188	\$0	
\$10,000	\$12,499	\$250	\$250	\$0	
\$12,500	\$14,999	\$313	\$313	\$25	
\$15,000	\$17,499	\$375	\$375	\$40	
\$17,500	\$19,999	\$438	\$438	\$55	
\$20,000	\$22,499	\$500	\$500	\$70	
\$22,500	\$24,999	\$563	\$563	\$85	
\$25,000	\$27,499	\$625	\$625	\$100	****40% AMI reached, 3 year incentive period begins
\$27,500	\$29,999	\$688	\$688	\$100	
\$30,000	\$32,499	\$750	\$750	\$100	
\$32,500	\$34,999	\$813	\$813	\$100	Ceiling Rent is reached, rent does not increase unless fair market rent increases
\$35,000	\$37,499	\$875	\$819	\$100	
\$37,500	\$39,999	\$938	\$819	\$100	
\$40,000	\$42,499	\$1,000	\$819	\$100	
\$42,500	\$44,999	\$1,063	\$819	\$100	
\$45,000	\$47,499	\$1,125	\$819	\$0	**70% AMI is reached, incentive account deposits end
\$47,500	\$49,999	\$1,188	\$819	\$0	

## APPENDIX F

Sample 3 Bedroom Rent Bands					
	Minimum Rent		75		
	Fair Market Rent		1016		
Income Range		30% of low end	TTP	Incentive Account Deposit	
\$0	\$2,499	\$0	\$75	\$0	Minimum Rent is greater than 30% of income
\$2,500	\$4,999	\$63	\$75	\$0	
\$5,000	\$7,499	\$125	\$125	\$0	
\$7,500	\$9,999	\$188	\$188	\$0	
\$10,000	\$12,499	\$250	\$250	\$0	
\$12,500	\$14,999	\$313	\$313	\$25	
\$15,000	\$17,499	\$375	\$375	\$40	
\$17,500	\$19,999	\$438	\$438	\$55	
\$20,000	\$22,499	\$500	\$500	\$70	
\$22,500	\$24,999	\$563	\$563	\$85	
\$25,000	\$27,499	\$625	\$625	\$100	****40% AMI reached, 3 year incentive period begins
\$27,500	\$29,999	\$688	\$688	\$100	
\$30,000	\$32,499	\$750	\$750	\$100	
\$32,500	\$34,999	\$813	\$813	\$100	
\$35,000	\$37,499	\$875	\$875	\$100	
\$37,500	\$39,999	\$938	\$938	\$100	
\$40,000	\$42,499	\$1,000	\$1,000	\$100	
\$42,500	\$44,999	\$1,063	\$1,016	\$100	Ceiling Rent is reached, rent does not increase unless fair market rent increases
\$45,000	\$47,499	\$1,125	\$1,016	\$0	**70% AMI is reached, incentive account deposits end
\$47,500	\$49,999	\$1,188	\$1,016	\$0	



# APPENDIX F

Sample 4 Bedroom Rent Bands					
	Minimum Rent		75		
	Fair Market Rent		1182		
Income Range		30% of low end	TTP	Incentive Account Deposit	
\$0	\$2,499	\$0	\$75	\$0	Minimum Rent is greater than 30% of income
\$2,500	\$4,999	\$63	\$75	\$0	
\$5,000	\$7,499	\$125	\$125	\$0	
\$7,500	\$9,999	\$188	\$188	\$0	
\$10,000	\$12,499	\$250	\$250	\$0	
\$12,500	\$14,999	\$313	\$313	\$25	
\$15,000	\$17,499	\$375	\$375	\$40	
\$17,500	\$19,999	\$438	\$438	\$55	
\$20,000	\$22,499	\$500	\$500	\$70	
\$22,500	\$24,999	\$563	\$563	\$85	
\$25,000	\$27,499	\$625	\$625	\$100	****40% AMI reached, 3 year incentive period begins
\$27,500	\$29,999	\$688	\$688	\$100	
\$30,000	\$32,499	\$750	\$750	\$100	
\$32,500	\$34,999	\$813	\$813	\$100	
\$35,000	\$37,499	\$875	\$875	\$100	
\$37,500	\$39,999	\$938	\$938	\$100	
\$40,000	\$42,499	\$1,000	\$1,000	\$100	
\$42,500	\$44,999	\$1,063	\$1,063	\$100	
\$45,000	\$47,499	\$1,125	\$1,125	\$0	**70% AMI is reached, incentive account deposits end
\$47,500	\$49,999	\$1,188	\$1,182	\$0	Ceiling Rent is reached, rent does not increase unless fair market rent increases

# APPENDIX F

Sample 5 Bedroom Rent Bands					
	Minimum Rent		75		
	Fair Market Rent		1359		
Income Range		30% of low end	TTP	Incentive Account Deposit	
\$0	\$2,499	\$0	\$75	\$0	Minimum Rent is greater than 30% of income
\$2,500	\$4,999	\$63	\$75	\$0	
\$5,000	\$7,499	\$125	\$125	\$0	
\$7,500	\$9,999	\$188	\$188	\$0	
\$10,000	\$12,499	\$250	\$250	\$0	
\$12,500	\$14,999	\$313	\$313	\$25	
\$15,000	\$17,499	\$375	\$375	\$40	
\$17,500	\$19,999	\$438	\$438	\$55	
\$20,000	\$22,499	\$500	\$500	\$70	
\$22,500	\$24,999	\$563	\$563	\$85	
\$25,000	\$27,499	\$625	\$625	\$100	****40% AMI reached, 3 year incentive period begins
\$27,500	\$29,999	\$688	\$688	\$100	
\$30,000	\$32,499	\$750	\$750	\$100	
\$32,500	\$34,999	\$813	\$813	\$100	
\$35,000	\$37,499	\$875	\$875	\$100	
\$37,500	\$39,999	\$938	\$938	\$100	
\$40,000	\$42,499	\$1,000	\$1,000	\$100	
\$42,500	\$44,999	\$1,063	\$1,063	\$100	
\$45,000	\$47,499	\$1,125	\$1,125	\$0	**70% AMI is reached, incentive account deposits end
\$47,500	\$49,999	\$1,188	\$1,188	\$0	
\$50,000	\$52,499	\$1,250	\$1,250	\$0	
\$52,500	\$54,999	\$1,313	\$1,313	\$0	
\$55,000	\$57,499	\$1,375	\$1,359	\$0	Ceiling Rent is reached, rent does not increase unless fair market rent increases

**HARDSHIP POLICY**  
**LAST AMENDED: JUNE 21, 2011**

**Applying for Hardship Rent**

The Hardship Review Committee was created to review individual cases of significant rent burdens or increases for families with high cost of living, childcare or medical expenses.

Residents can request a Hardship Waiver Request form from their manager. Residents must make their request for Hardship Review, including documentation of qualification, no later than thirty (30) calendar days after notification of increased rent, expiration of an existing approved hardship or the occurrence of a hardship event.

**Who Qualifies for a Hardship Rent?**

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following hardship criteria:

- The family has lost eligibility or is awaiting an eligibility determination for federal, state or local assistance, including a family with a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.
- The family would be evicted as a result of the imposition of the minimum rent requirement;
- The income of the family has decreased because of changed circumstances, including loss of employment, change in Household composition, or other circumstances as determined by the CHA or HUD
- When the family has a significant increase in expenses because of changed circumstances, for medical costs, childcare, transportation, or education
- When a death has occurred in the family (spouse, child, brother, sister, aunt, uncle, niece, nephew or in-law) and the expenses for funeral, burial and related expenses has caused a financial hardship to the family.

### **How does the committee work?**

The Hardship Review Committee meets regularly to review each resident's Hardship Waiver Request. The Hardship Review Committee will examine each family's circumstances on a case-by-case basis. The Hardship Review Committee has a choice of six (6) remedies it can recommend as it deems appropriate, to reduce a qualifying Household's rent burden:

- Temporary suspension of rent (90 days);
- Set interim rent at pre-rent reform rent for a specified period of time not to exceed one (1) year
- Long Term waiver of minimum rent (not to exceed twelve months)
- Extend \$100 monthly rent increase cap for up to one (1) year (not to exceed a total of two (2) years during the participant's tenancy/assistance with CHA)
- Phase \$100 per month rent increase cap out over specified period of time beyond the 2 year remedy described above
- Appropriate combination of remedies listed above

The Hardship Committee will send its decision to the property management coordinator. The coordinator will return the decision to the appropriate manager and applicant.

Applicants who disagree with the Committee's decision can request a Grievance hearing. CHA will take no action to change a resident's rent in cases where a Grievance hearing has been requested until such time as the Grievance process has concluded.

If the resident is approved for a hardship, and the hardship expires, the resident can re-apply as needed. There is no limit to the number of hardship requests which can be made.

**WORK REQUIREMENT POLICY**  
**LAST AMENDED: JUNE 21, 2011**

CHA believes it is essential to create a clear expectation that all participants who are non-elderly and non-disabled should work. To this end, CHA plans to institute a work requirement under which the Head of Household will be expected to work full-time in the final phase (however, the requirement can be fulfilled by any adult in the household or a combination of the adults in the household). Full-time work is defined as employment for 30 hours or more per week.

When the program is launched, all non-working residents (except the elderly and persons with disabilities) will undergo an assessment to determine the extent of any barriers to work. Participants who are prepared for work will be urged to look for work. Participants who are not prepared will be given other work participation activities to help them prepare for work, including life skills education, volunteering, and short-term vocational training.

During the first introductory phase of the program, no participants will be sanctioned for failure to comply with the policy. This will give participants time to address barriers to work and better understand the policy.

After the introductory phase has passed, Head of Households will be expected to exhibit a good-faith effort to find work for a minimum of 15 hours a week and/or participate in other work participation activities, if determined to be appropriate by the case manager. Each additional adult Household member will increase the hours of work required by 5 hours/week. (i.e. 3 adult household members would be  $15 + 5 + 5 = 25$  hours per week for the household)

At the beginning of the final phase of the work requirement, CHA will begin requiring the Head of Household to work full-time (at least 30 hours /week). Each additional adult Household member will increase the number of work hours required by 10 hours/week (i.e. 3 adult household members would be  $30 + 10 + 10 = 50$  hours per week for the household).

Residents who fail to comply with the terms of the Work requirement policy may be sanctioned. The sanctions will increase in magnitude the longer a participant is in non-compliance, sanctions shall be applied in phases as follows:

Improvement Period: Participant will have a two (2) month grace period to cure non-compliance, if not cured within two (2) months, Probationary sanctions will be applied. Residents may be granted extensions if in compliance with their established improvement plan.

## Appendix H: Work Requirement Policy

Probationary Period: Participant will lose 50% of their rental assistance for up to six (6) months. If they fail to correct the non-compliance within three (3) months, non-compliance sanctions will be applied.

Non-Compliance Period: Participant will lose 100% of their rental assistance for six (6) months and will be required to pay the established market rent. Participant still has the option to cure the non-compliance during the 6-month period while they are paying market rent. If the Participant fails to cure the non-compliance by the end of the 6-month period they will continue to pay market rent and move to Termination.

Termination: Termination will begin and the Participant's incentive account, if any, is forfeited due to non-compliance. For Section 8 participants this means they will lose their voucher eligibility permanently, but can remain unassisted in their current unit; for public housing residents they will lose their eligibility for public housing assistance, will pay ceiling rent (market rent for the unit) and their lease will be terminated for program non-compliance at the annual renewal.

Residents who have a second incident of Probation within twelve (12) months of the initial incident of Probation will move directly to the Non-Compliance Period of the sanctions.

Residents who have a third improvement period occurrence within twenty-four (24) months of the initial incident of probation will move directly to the Non-Compliance Period of the sanctions.

## APPENDIX I

### Charlotte Housing Authority Lease Excerpt for Community Service Policy

#### PART D: OBLIGATIONS OF THE RESIDENT

24. To participate at least eight (8) hours a month in a community service program, (if required by the Charlotte Housing Authority or HUD) unless Resident is exempt from participating in such a program.

26. To participate in the "Work Supports" program and be in compliance with the work requirement of said program as outlined in the work requirement policy in the Housing Occupancy Plan when residing at a participating community. Residents at a non-participating community will be notified at least 60 days prior to the required participation in the moving forward initiatives.

## **CONSOLIDATED BUDGET SOURCES & USES**

The Operating Budgets for the fiscal year 2013-2014 for the Charlotte Housing Authority are based on 1) the Authority's strategic plan, 2) the corporate Scorecard 3) the Moving Forward Annual Plan and 4) HUD's directive for project based management, accounting and budgeting. Currently our mission and strategic goals are as listed below. It is expected that enhancements/changes will be made as discussions with the Board take place.

### **MISSION**

To lead, develop and execute community-wide strategies that meet the broad range of housing needs for families who cannot otherwise attain conventional housing.

### **Strategic Goals**

In order to accomplish our vision and mission, the following strategic goals have been established to transform the Authority into the type of real estate entity that more effectively meets the community's needs.

Strategic Goal #1: Provide the greatest number of viable and affordable housing solutions from homelessness to permanent housing through sustainable strategic partnerships.

Strategic Goal #2: Maximize the economic, physical, and social value of our real estate portfolio.

Strategic Goal #3: Ensure the Authority's long-term financial viability.

Strategic Goal #4: Provide the highest quality, cost-effective real estate services that integrate client families into the community's mainstream.

Strategic Goal #5: Create an environment that encourages client families to reach their highest potential.

In the following section, the Consolidated Budget for the Charlotte Housing Authority (CHA) is presented. For 2013-2014, CHA presented its operating budget in the program budget format. In this budget presentation funding is separated into the Administration Program, Field Operation Program, Real Estate Program and Horizon Development Properties budgets.



## **SOURCES OF FUNDS**

The full Moving to Work (MTW) agreement was approved and signed by HUD in December 2007. Under the single fund budget with full flexibility all funds from HUD, Public Housing- Section 9, Section 8 and the Capital Fund are combined as MTW funding. Money is then utilized from the MTW fund to cover all eligible cost under Section 8, Section 9 and the Capital fund. In some programs other income may be shown such as late fees, non dwelling rental income, or fraud recovery. The consolidated budget is a more detailed look at revenues and expenditures. The budgets, following the consolidated budget, are in program budget format which is how they were approved by the Board of Commissioners.

## **USES OF FUNDS**

The uses of funds in many aspects are the same for all programs. The uses are broken down, in this presentation, by major categories- administrative, tenant and social services, utilities, maintenance, protective services and general. In FY 2012 the budgeted fte count was 226.25, in FY 2013 the budgeted fte count was 225.75 and in FY2014 the budgeted count is 217.60. This is a net decrease of 8.15 fte.

Administrative represents those expenses for salaries/benefits for central office, site managers and Section 8 staff and sundry expenses such as - telephones, office supplies and training.

Tenant and Social Services represents those cost associated with staff that provides case management to our residents. Those costs also include salary/benefits, sundry expenses relocation cost as well as tenant education.

Utilities represent the cost of all utilities including water/sewer, electricity and gas.

Maintenance represents all cost associated with maintenance of the properties. Staff salaries, materials and outside contract services such a pest control and lawn care.

Protective Services represents all cost associated with security for the CHA.

Other General represents those costs for insurance- auto and property, PILOT and bad debt.

**CONSOLIDATED BUDGET****EXHIBIT A.1**

<b>SOURCES OF FUNDS</b>	<b>PROPOSED BUDGET 2013-2014</b>
Tenant Rental Revenue	8,442,437
Total Other Resident Income i.e. Late Fees, Excess Utilities	458,830
Other Revenue -Cable, Antenna, Vending	54,899
MTW Management Fee - COCC	204,696
Public Housing Fees - COCC	1,503,961
Housing Choice Voucher Fees - COCC	1,309,110
Horizon Fees - COCC	916,575
Mixed Financed Fees - COCC	41,318
Asset Management Revenue - COCC	45,673
Capital Fund Fees - COCC	330,644
Hoefener Fees - COCC	49,867
Maintenance Operations Revenue - COCC	382,498
Investment Income	78,000
Workers' Compensation Revenue - COCC	196,530
400 East Lease Payment Revenue - COCC	469,183
Developer Fees Earned - Horizon Development	1,702,229
Public Housing Operating Subsidy - MTW	9,913,739
Housing Choice Voucher Operating Subsidy - MTW	43,368,286
Housing Choice Voucher Administrative Fees - MTW	2,506,133
Capital Fund - MTW	2,564,680
Operating Subsidy - HCV	1,655,087
Administrative Fees - Vouchers	200,579
Administrative Fees - Portables	612,367
Fraud Recovery	270,000
Portable HAP Revenue	9,880,627
Other Revenue	2,051,822
<b>Total Operating Revenue</b>	<b>89,209,770</b>
<i>Other Sources:</i>	
Operating Transfers In - First Ward	176,800
Fund Balance Appropriated	35,395
Fund Balance Appropriated - MTW	13,065,941
Fund Balance Appropriated - COCC	400,000
Fund Balance Appropriated - LSP	1,337,655
Operating Transfers In -Other	600,639
<b>Total Other Sources</b>	<b>15,616,430</b>
<b>TOTAL REVENUE AND OTHER SOURCES:</b>	<b>104,826,196</b>

**EXHIBIT A.2**

<b>USES OF FUNDS</b>	<b>PROPOSED BUDGET 2013-2014</b>
Administrative:	16,550,618
Tenant and Social Services:	8,074,701
Utilities:	3,871,970
Ordinary Maintenance and Operation:	9,153,496
Housing Assistance Payments:	44,097,183
Protective Services:	1,206,674
General Expenditures:	2,648,740
<b>TOTAL OPERATING EXPENDITURES:</b>	<b>85,603,382</b>
Capitalized Items	426,713
<b>TOTAL EXPENDITURES</b>	<b>86,030,095</b>
<i>Other Uses:</i>	
Capital Projects - Real Estate	7,300,000
Operating Transfer Out- Capital Projects	8,025,562
Transfer Out - Private Managers	3,470,543
<b>Total Other Uses</b>	<b>18,796,105</b>
<b>TOTAL USES OF FUNDS</b>	<b>104,826,200</b>

**NOTE**

The sum of the individual programs for sources and uses (Exhibits B–E) will not tie directly to the consolidated report (Exhibits A.1 and A.2) due to such items as operating transfers.

### **ADMINISTRATION PROGRAM BUDGET**

The Administration program is comprised of the departments that primarily have oversight of the organization. In FY 2012, a CHA reorganization moved the Client Services Department from the Operations Division to the Executive Office. In this budget the Client Services Department has been moved back to the Operations Division. The other departments in this program are primarily from the Central Office Cost Center. This program has 22.75 positions.

Major categories for expenditures are Salaries/Benefits, Operating Costs, Utilities and Capital Outlay. As a transition from the Consolidated Budget expenditures, Salaries/Benefits represents the combined Administration, Tenant and Social Services, Maintenance and Protective Services salary/benefit expenditures in the program. Operating Costs encompasses all sundry, maintenance material and contracts, housing assistance payments and general expenses in the program. Utilities include water, electricity and gas expenditures. Capital Outlay represents costs for capital projects at the asset management project level, as is appropriate in each program budget.

Revenues for the Administration Program are derived from fees charged to other areas such as Section 9, Section 8 and the Capital Fund as dictated by the asset management rules and regulations. Fees were also charged to the Real Estate Department, the Carol Hoefener Center, and those properties owned by the CHA's nonprofit affiliate, Horizon Development Properties, Inc.

The total revenue for the Administration Program is \$6.9 million. The financial data for the Administration Program Budget is shown on the following page in Exhibit B.

**EXHIBIT B****ADMINISTRATION PROGRAM BUDGET**

<b>SOURCES OF FUNDS</b>	<b>April 2013 - March 2014</b>
Section 8 Fees	1,309,110
Other Revenue	961,809
Public Housing Fees	711,278
Maintenance Operations	382,498
Capital Fund Fees	330,644
Horizon Fees	916,575
Fund Balance Appropriated	937,655
MTW Funds	1,443,847
<b>TOTAL SOURCES OF FUNDS:</b>	<b>6,993,416</b>
<b>USES OF FUNDS</b>	
Salaries/Benefits	3,998,941
Operating Costs	2,662,994
Utilities	131,481
Capital Outlay	200,000
<b>TOTAL USES OF FUNDS</b>	<b>6,993,416</b>

**FIELD OPERATIONS PROGRAM BUDGET**

The Field Operations program budget is comprised of the asset management projects (property management, maintenance and protective services), as well as expenditures related to the affordable properties, the Carol Hoefener Center, the Section 8 program and the Client Services program. Revenues are primarily from tenant rents and subsidy for the Section 8 and Section 9 programs. This program has 127.12 positions and total revenue is \$76.1 million. The financial data for the Field Operations Program Budget is shown on Exhibit C below.

**EXHIBIT C**

<b>FIELD OPERATIONS PROGRAM BUDGET</b>
--

SOURCES OF FUNDS	April 2013 - March 2014
MTW Funds	59,517,471
Tenant Rents and Other Revenue	11,849,870
Other Income	1,231,609
Section 8 Income	2,792,543
Capital Fund Fees	330,644
Non Dwelling Rents and Other Revenue(Carol Hoefener)	432,275
<b>TOTAL SOURCES OF FUNDS</b>	<b>76,154,412</b>
USES OF FUNDS	
Salaries/Benefits	8,154,745
Operating Costs	64,800,979
Utilities	3,073,688
Capital Outlay	125,000
<b>TOTAL USES OF FUNDS</b>	<b>76,154,412</b>

**REAL ESTATE PROGRAM BUDGET**

The Real Estate Program Budget is comprised of the Real Estate and Capital Assets departments. Their responsibility is to provide the maximum number of high quality units through development or rehabilitation. The program has 16.24 positions with the inclusion of positions from the Capital Assets, department formerly a part of the Operations Division. Revenues are derived primarily from MTW funds for capital projects and developer fees from projects. Total revenue is \$17.7 million

**EXHIBIT D****REAL ESTATE PROGRAM BUDGET**

<b>SOURCES OF FUNDS</b>	<b>April 2013 - March 2014</b>
MTW Funds	13,987,907
Developer Fee Earned	1,702,229
Other Revenue	716,483
Land Sale Proceeds	1,337,655
<b>TOTAL SOURCES OF FUNDS</b>	<b>17,744,274</b>
<b>USES OF FUNDS</b>	
Salaries/Benefits	1,646,657
Operating Costs:	772,055
<b>Total Operating Expenditures</b>	<b>2,418,712</b>
<i>Other Uses:</i>	
Transfer Out – Capital Projects	15,325,562
<b>Total Other Items</b>	<b>15,325,562</b>
<b>TOTAL USES OF FUNDS</b>	<b>17,744,274</b>

# **HORIZON DEVELOPMENT PROPERTIES**

The Horizon Development Properties program is new this fiscal year. This program separates those properties that are owned by Horizon Development. Costs include those incurred for property management and maintenance. Last fiscal year these properties were shown as affordable housing properties in the Field Operations Program. This program has 22.48 fte and revenues of \$5.3 million.

## **EXHIBIT E**

### **HORIZON DEVELOPMENT PROPERTIES PROGRAM BUDGET**

<b>SOURCES OF FUNDS</b>	<b>April 2013 - March 2014</b>
Horizon Rents	4,838,723
Other Revenue	501,620
<b>TOTAL SOURCES OF FUNDS</b>	<b>5,340,343</b>
<b>USES OF FUNDS</b>	
Salaries/Benefits	1,302,152
Operating Costs	3,269,679
Utility Costs	666,799
Capital Outlay	101,713
<b>TOTAL USES OF FUNDS</b>	<b>5,340,343</b>



### **CHANGES IN SOURCES AND USES OF MTW FUNDING**

The sources and uses of funding have remained stable utilizing Section 9 and Section 8 funding.

### **HOW FUND FUNGIBILITY IS PLANNED TO BE USED**

Fungibility has allowed the CHA to utilize funding to meet the needs of the organization. For example CHA is able to provide more funding to capital projects for the Real Estate Department for additional affordable housing and capital projects to the public housing properties for needed replacements. Finally, fungibility has allowed CHA to fund MTW initiatives in compliance with the MTW Annual Plan. All of those items are evidenced in Exhibit A.

## APPENDIX K

### **Planned Sources and Uses of State or Local Funds**

CHA has no planned sources and uses of State or local funds at the time of the FY2014 plan development.

APPENDIX L Moving Forward Supportive Services Quarter 1 Performance

		Number of Minimum Renters					Number of Working Households					Number with Job Retention of 12+ Mos					Average Income at Site					Number of Positive Move-Outs				
Program	Site Name	Baseline	Current Performance	Annual Goal	% of Goal Attained	Indicator Points	Baseline	Current Performance	Annual Goal	% of Goal Attained	Indicator Points	Baseline	Current Performance	Annual Goal	% of Goal Attained	Indicator Points	Baseline	Current Performance	Annual Goal	% of Goal Attained	Indicator Points	Baseline	Current Performance	Annual Goal	% of Goal Attained	Indicator Points
MF-FSS	CHA-In House																									
	Claremont (45:49)	15	14	4	29%		24	26	40	65%		12	16	13	123%		\$7,200	\$8,016	\$9,360	86%		1	1	6	17%	
	Victoria Sq (26:29)	2	6	2	33%		18	20	23	87%		16	15	7	214%		\$9,192	\$9,967	\$11,949	83%		0	0	8	0%	
	Overall (71:78)	17	20	6	30%	n/a	42	46	63	73%	n/a	28	31	20	155%	n/a	\$16,392	\$17,983	\$21,309	84%	n/a	1	1	14	7%	n/a
MF/HOPE VI	Children's Home Society																									
	Boulevard (121:231)	46	45	12	27%		46	55	108	51%		30	32	36	89%		\$6,741	\$6,797	\$8,763	78%		0	0	2	0%	
	Overall (121:231)	46	45	12	27%	n/a	46	55	108	51%	n/a	30	32	36	89%	n/a	\$6,741	\$6,797	\$8,763	78%	n/a	0	0	2	0%	n/a
MF	Genesis Project 1, Inc.																									
	Cedar Knoll (38:49)	8	7	3	43%		15	12	34	35%		7	5	11	45%		\$10,685	\$9,524	\$13,890	69%		0	0	1	0%	
	Leafcrest (35:48)	12	13	3	23%		13	9	31	29%		6	5	10	50%		\$7,598	\$6,664	\$9,877	67%		0	0	0	100%	
	Tarlton Hills (31:50)	9	8	3	38%		10	8	27	30%		10	7	9	78%		\$11,072	\$9,461	\$14,393	66%		0	0	1	0%	
	Overall (104:147)	29	28	9	32%	n/a	38	29	92	32%	n/a	23	17	30	57%	n/a	\$29,355	\$25,649	\$38,160	67%	n/a	0	0	2	0%	n/a
MF Comparison	Dillehay Courts	57	67	11	16%	n/a	31	41	108	38%	n/a	15	14	84	17%	n/a	\$6,797	\$6,990	\$8,836	79%	n/a	0	0	0	100%	n/a

<b>Part I: Summary</b>					
<b>PHA Name:</b>  Housing Authority of the City of Charlotte		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P00350112 Replacement Housing Factor Grant No: <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 100px; height: 1.2em; vertical-align: middle;"></span> Date of CFFP: _____			<b>FFY of Grant:</b> 2013  <b>FFY of Grant Approval:</b>
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$ -			
3	1408 Management Improvements	-			
4	1410 Administration (may not exceed 10% of line 21)	367,382			
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	-			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	-			
10	1460 Dwelling Structures	-			
11	1465.1 Dwelling Equipment—Nonexpendable	-			
12	1470 Non-dwelling Structures	-			
13	1475 Non-dwelling Equipment	-			
14	1485 Demolition	-			
15	1492 Moving to Work Demonstration	2,392,315			
16	1495.1 Relocation Costs	-			
17	1499 Development Activities <sup>4</sup>	-			
18a	1501 Collateralization or Debt Service paid by the PHA	-			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	914,122			
19	1502 Contingency (may not exceed 8% of line 20)	-			
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$ 3,673,819	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-			
22	Amount of line 20 Related to Section 504 Activities	-			
23	Amount of line 20 Related to Security - Soft Costs	-			
24	Amount of line 20 Related to Security - Hard Costs	-			
25	Amount of line 20 Related to Energy Conservation Measures	-			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>				
<b>PHA Name:</b>  Housing Authority of the City of Charlotte		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P00350113 Replacement Housing Factor Grant No: Date of CFFP: _____		<b>FFY of Grant:</b> 2013 <b>FFY of Grant Approval:</b>
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated      Expended</b>
Signature of Executive Director		Date		Signature of Public Housing Director      Date

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
**Expires 4/30/2011**

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part I: Summary</b>					
<b>PHA Name:</b>  Housing Authority of the City of Charlotte		<b>Grant Type and Number</b> Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: <b>NC19R00350113</b> Date of CFFP: _____			<b>FFY of Grant:</b> 2013  <b>FFY of Grant Approval:</b>
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$ -			
3	1408 Management Improvements	-			
4	1410 Administration (may not exceed 10% of line 21)	-			
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	-			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	-			
10	1460 Dwelling Structures	-			
11	1465.1 Dwelling Equipment—Nonexpendable	-			
12	1470 Non-dwelling Structures	-			
13	1475 Non-dwelling Equipment	-			
14	1485 Demolition	-			
15	1492 Moving to Work Demonstration	-			
16	1495.1 Relocation Costs	-			
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA	-			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	452,528			
19	1502 Contingency (may not exceed 8% of line 20)	-			
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$ 452,528	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-			
22	Amount of line 20 Related to Section 504 Activities	-			
23	Amount of line 20 Related to Security - Soft Costs	-			
24	Amount of line 20 Related to Security - Hard Costs	-			
25	Amount of line 20 Related to Energy Conservation Measures	-			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>				
<b>PHA Name:</b>  Housing Authority of the City of Charlotte		<b>Grant Type and Number</b> Capital Fund Program Grant No: Date of CFFP: _____		<b>FFY of Grant:</b> 2013 <b>FFY of Grant Approval:</b>
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Performance and Evaluation Report for Period Ending:				
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated      Expended</b>
Signature of Executive Director		Signature of Public Housing Director      Date		



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
**Expires 4/30/2011**

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part I: Summary</b>					
<b>PHA Name:</b>  Housing Authority of the City of Charlotte		<b>Grant Type and Number</b> Capital Fund Program Grant No: <u>NC19R00350213</u> Replacement Housing      2013 <u>VC19R00350213</u>			<b>FFY of Grant:</b> 2013  <b>FFY of Grant Approval:</b>
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$ -			
3	1408 Management Improvements	-			
4	1410 Administration (may not exceed 10% of line 21)	-			
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	-			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	-			
10	1460 Dwelling Structures	-			
11	1465.1 Dwelling Equipment—Nonexpendable	-			
12	1470 Non-dwelling Structures	-			
13	1475 Non-dwelling Equipment	-			
14	1485 Demolition	-			
15	1492 Moving to Work Demonstration	-			
16	1495.1 Relocation Costs	-			
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA	-			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	183,155			
19	1502 Contingency (may not exceed 8% of line 20)	-			
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$ 183,155	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-			
22	Amount of line 20 Related to Section 504 Activities	-			
23	Amount of line 20 Related to Security - Soft Costs	-			
24	Amount of line 20 Related to Security - Hard Costs	-			
25	Amount of line 20 Related to Energy Conservation Measures	-			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>				
<b>PHA Name:</b>  Housing Authority of the City of Charlotte		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing 2013 NC19R00350213 NC19R00350213		<b>FFY of Grant:</b> 2013 <b>FFY of Grant Approval:</b>
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated      Expended</b>
Signature of Executive Director		Date	Signature of Public Housing Director      Date	

[illegible]

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Appendix N 2013-2014 PLANNED CAPITAL PROJECTS</b>		
<b>Site Name</b>	<b>General Work Description</b>	<b>Estimated Costs</b>
Autumn Place	Central Station AHU 5400 CFM	\$12,825
Autumn Place	Pad mounted condenser 12 ton	\$20,560
<b>Autumn Place Total</b>		<b>\$33,385</b>
Claremont	Kitchen and Bath Upgrades	\$392,000
<b>Claremont Total</b>		<b>\$392,000</b>
Dillehay Court	Install HVAC	\$639,200
Dillehay Court	Reroofing	\$300,000
<b>Dillehay Court Total</b>		<b>\$939,200</b>
Edwin Towers	Additional scope for renovation	\$6,000,000
<b>Edwin Towers</b>		<b>\$6,000,000</b>
Gladedale	Install HVAC	\$250,000
<b>Gladedale Total</b>		<b>\$250,000</b>
Meadow Oaks	Exterior Entry Doors	\$30,000
Meadow Oaks	Remove & replace Int. solid core wood door	\$45,000
Meadow Oaks	Replace metal steps	\$50,000
<b>Meadow Oaks Total</b>		<b>\$125,000</b>
Tall Oaks	Exterior Building Improvements	\$400,000
Tall Oaks	Replace Siding with Hardie	\$200,000
<b>Tall Oaks Total</b>		<b>\$600,000</b>
Unspecified Property	2 units with wheel chair accessibility	\$40,000
<b>Unspecified Property</b>		<b>\$40,000</b>
Victoria Square	Exterior Building Improvements	\$100,000
Victoria Square	Replace Siding with Hardie	\$200,000
Victoria Square	Replace 3'x4' aluminum window operable	\$59,215
Victoria Square	Replace 3'x7' storm doors	\$30,525
Victoria Square	Replace 6'x3' aluminum window upper floor	\$56,704
<b>Victoria Square Total</b>		<b>\$446,444</b>
1301 South Boulevard	Demolition	\$150,000
<b>1301 South Boulevard</b>		<b>\$150,000</b>
<b>Grand Total</b>		<b>\$8,976,029</b>

Appendix O

<u>AMP No</u>	<u>Name</u>	<u>Type</u>	<u>Units</u>	
3	Southside	Conventional	394	
5	First Ward	Mixed Income	132	
6	Edwin Towers	Conventional	175	
7	Strawn	Conventional	318	
9	AG 50	Mixed Income	29	
10	AG I	Mixed Income	60	
12	Dillehay	Conventional	136	
16	Leafcrest/Cedar Knoll/Mallard Ridge	Conventional	132	
18	Charlottetown	Conventional	180	
19	Parktowne	Conventional	164	
20	Tall Oaks/Tarlton Hills/Savannah Woods	Conventional	149	
22	Hall House/Autumn Place	Conventional	259	
25	Meadow Oaks/Gladedale/Wallace Woods	Conventional	129	
28	Robinsdale/Sunridge/Claremont/Victoria Sq	Conventional	156	
30	Park at Oaklawn	Mixed Income	89	
31	Rivermere	Mixed Income	20	
32	AG II	Mixed Income	40	
33	Nia Point	Mixed Income	29	
35	AG III	Mixed Income	12	
37	McAden Park	Mixed Income	30	
38	Stonehaven	Mixed Income	24	
39	Montgomery Gardens	Mixed Income	20	
40	Prosperity Creek	Mixed Income	72	
41	South Oak	Mixed Income	20	
42	Springfield Gardens	Mixed Income	22	
44	940 Brevard	Mixed Income	40	
45	Seigle Point	Mixed Income	102	
46	Springcroft	Mixed Income	18	
48	McAlpine Terrace	Mixed Income	26	
49	Glen Cove	Mixed Income	10	
50	Fairmarket	Mixed Income	16	
51	McCreesh	Mixed Income	63	
52	Seneca	Mixed Income	17	
53	Ashley Square	Mixed Income	22	
54	Hampton Creste	Mixed Income	60	
55	Moore Place	Mixed Income	0	34
56	Steele Creek	Mixed Income	60	
57	Woodlawn	Mixed Income		52
			3225	3311
			214	

**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

			AMP #3 Southside		AMP #5 First Ward			AMP #6 Edwin Towers		
Section 2										
ACC Units 07/31/2010			-	394	-		132	-		175
Additions										
Deletions										
ACC Units 6/30/2011				394			132			175
Occupied Unit Months										
01	Occupied Units	4,532	4,532	4,532	1,578	1,578	1,578	2,078	2,078	2,078
02	Occupied Units by police	-		-	-		-	12		12
03	New units in funding period	-	-	-	-	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-	-	-	-	-
Vacant Unit Months										
05	Mod units	24	24	HUD Change	-	-		1	1	
06	Special Use Units	156	156		-	-		-	-	
07	Litigation		-		-	-			-	
08	Disasters	-	-		-	-		-	-	
09	Casualty Loss	-	-		-	-		-	-	
10	Changing Market Condition	-	-		-	-		-	-	
11	Vacant, not categorized	16			6			9		
Other ACC										
12	Eligible for Asset Repo Fee	-								
13	All Other									
Calculations										
14	Limited Vacancies		16		6			9		
15	Total Unit Months	4,728	4,728	4,532	1,584	1,584	1,578	2,100	2,088	2,090
16	Resident Participation Units	-		378	-		132	-		174
Special Provision for Utilities										
17	Unit Months		-		-			-		

**Section 3**

<b>Project Expense Level</b>									
01 PEL	\$ 409.01			\$ 442.08			\$ 307.24		
02 Inflation Factor	1.02300			1.02300			1.02300		
03 Inflated PEL	\$ 418.42			\$ 452.25			\$ 314.31		
04 <b>PEL</b>	<b>\$ 1,978,290</b>			<b>\$ 716,364</b>			<b>\$ 656,279</b>		
<b>Utilities Expense Level</b>									
05 PUM Utilities Expense	HUD Change	\$ 170.10		\$ 53.10			\$ 127.99		
06 <b>UEL</b>		<b>\$ 804,233</b>		<b>\$ 84,110</b>			<b>\$ 267,243</b>		
<b>Add-ons</b>									
07 Self-Sufficiency	\$ -			\$ -			\$ -		
08 Energy Loan Amortization	\$ 43,694			\$ -			\$ 21,204		
09 PILOT	changed per FY10 FDS	\$ 13,054					\$ 23,414		
10 Cost of Audit	\$ 5,238						\$ 2,327		
11 Resident Participation	\$ 9,450			\$ 3,300			\$ 4,350		
12 Asset Management Fee	\$ 18,912			\$ 6,336			\$ 8,400		
13 Information Technology Fee	\$ 9,456			\$ 3,168			\$ 4,200		
14 Asset Repositioning Fee	\$ -			\$ -			\$ -		
15 Changes in law, etc.	\$ -			\$ -			\$ -		
16 <b>Total Add-ons</b>	<b>\$ 99,804</b>			<b>\$ 12,804</b>			<b>\$ 63,895</b>		
17 <b>Total Formula Expenses</b>	<b>\$ 2,882,327</b>			<b>\$ 813,278</b>			<b>\$ 987,417</b>		
<b>Formula Income</b>									
01 PUM Formula Income	\$ 217.12			\$ 306.72			\$ 222.41		
02 PUM Change in Utility Allow	-			-			-		
03 PUM Adj Formula Income	\$ 217.12			\$ 306.72			\$ 222.41		
04 <b>Total Formula Income</b>	<b>\$ 1,026,543</b>			<b>\$ 485,844</b>			<b>\$ 464,392</b>		
<b>Other Formula Provisions</b>									
01 Moving to work	-			-			-		
02 Transition Funding									
03 Other									
04 <b>Total Other Formula Provisions</b>	<b>\$ -</b>			<b>\$ -</b>			<b>\$ -</b>		
<b>Calculation of Formula Amount</b>									
01 Formula Calculation	\$ 1,855,784			\$ 327,434			\$ 523,025		
02 Cost of Audit	\$ 5,238			\$ -			\$ 2,327		
03 <b>Formula Amount</b>	<b>\$ 1,855,784</b>			<b>\$ 327,434</b>			<b>\$ 523,025</b>		

**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

				AMP #7 Strawn			AMP #9 Arbor Glen 50			AMP #10 Arbor Glen #1					
Section 2															
ACC Units 07/31/2010				-			318			-			60		
Additions															
Deletions															
ACC Units 6/30/2011							318			29			60		
Occupied Unit Months															
01	Occupied Units	3,758	3,758	3,758	300	300	300	720	720	720					
02	Occupied Units by police	12		12	-		-	-		-					
03	New units in funding period	-	-	-	-	-	-	-	-	-					
04	New units - Oct-Dec	-	-	-	-	-	-	-	-	-					
Vacant Unit Months															
05	Mod units	-	-		-	-		-	-						
06	Special Use Units		-		48	48		-	-						
07	Litigation		-		-	-		-	-						
08	Disasters	-	-		-	-		-	-						
09	Casualty Loss	-	-		-	-		-	-						
10	Changing Market Condition	-	-		-	-		-	-						
11	Vacant, not categorized	46			-			-							
Other ACC															
12	Eligible for Asset Repo Fee														
13	All Other														
Calculations															
14	Limited Vacancies		46			-			-						
15	Total Unit Months	3,816	3,804	3,770	348	348	300	720	720	720					
16	Resident Participation Units	-		314	-		25	-		60					
Special Provision for Utilities															
17	Unit Months		-			-			-						

**Section 3**

Project Expense Level							
01	PEL	\$	316.38	\$	442.86	\$	351.30
02	Inflation Factor		1.02300		1.02300		1.02300
03	Inflated PEL	\$	323.66	\$	453.05	\$	359.38
04	PEL	\$	1,231,203	\$	157,661	\$	258,754
Utilities Expense Level							
05	PUM Utilities Expense	\$	93.20	\$	49.36	\$	76.19
06	UEL	\$	354,533	\$	17,177	\$	54,857
Add-ons							
07	Self-Sufficiency	\$	-	\$	-	\$	-
08	Energy Loan Amortization	\$	20,212	\$	-	\$	-
09	PILOT	\$	47,719			\$	8,614
10	Cost of Audit	\$	4,228			\$	4,722
11	Resident Participation	\$	7,850	\$	625	\$	1,500
12	Asset Management Fee	\$	15,264	\$	1,392	\$	2,880
13	Information Technology Fee	\$	7,632	\$	696	\$	1,440
14	Asset Repositioning Fee	\$	-	\$	-	\$	-
15	Changes in law, etc.	\$	-	\$	-	\$	-
16	Total Add-ons	\$	102,905	\$	2,713	\$	19,156
17	Total Formula Expenses	\$	1,688,641	\$	177,551	\$	332,767
Formula Income							
01	PUM Formula Income	\$	213.46	\$	132.39	\$	187.19
02	PUM Change in Utility Allow		-		-		-
03	Pum Adj Formula Income	\$	213.46	\$	132.39	\$	187.19
04	Total Formula Income	\$	812,002	\$	46,072	\$	134,777
Other Formula Provisions							
01	Moving to work		-		-		-
02	Transition Funding						
03	Other						
04	Total Other Formula Provis	\$	-	\$	-	\$	-
Calculation of Formula Amount							
01	Formula Calculation	\$	876,639	\$	131,479	\$	197,990
02	Cost of Audit	\$	4,228	\$	-	\$	4,722
03	Formula Amount	\$	876,639	\$	131,479	\$	197,990



**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

										AMP #11 Boulevard			AMP #12 Dillehay			AMP #16 Leafcrest / Cedar Knoll / Mallard Ridge											
Section 2																											
ACC Units 07/31/2010										-		300		-		136		-		132							
Additions																											
Deletions												300															
ACC Units 6/30/2011												-		136						132							
Occupied Unit Months																											
01 Occupied Units										-		-		-		1,561		1,561		1,561		1,564		1,564		1,564	
02 Occupied Units by police										-				-				-				-				-	
03 New units in funding period										-		-		-		-		-		-		-		-		-	
04 New units - Oct-Dec										-		-		-		-		-		-		-		-		-	
Vacant Unit Months																											
05 Mod units										-		-		-		-		-		-		-		-		-	
06 Special Use Units										-		-		12		12				-		-		-		-	
07 Litigation												-		-		-				-		-		-		-	
08 Disasters										-		-		-		-		-		-		-		-		-	
09 Casualty Loss										-		-		-		-		-		-		-		-		-	
10 Changing Market Condition										-		-		-		-		-		-		-		-		-	
11 Vacant, not categorized										-				59						20							
Other ACC																											
12 Eligible for Asset Repo Fee										3,600										-							
13 All Other																											
Calculations																											
14 Limited Vacancies												-				49						20					
15 Total Unit Months										3,600		-		-		1,632		1,622		1,561		1,584		1,584		1,564	
16 Resident Participation Units										(3,600)				-		-				130		-				130	
Special Provision for Utilities																											
17 Unit Months												541				-						-					

**Section 3**

<b>Project Expense Level</b>									
01 PEL		\$ 448.75			\$ 483.92			\$ 399.33	
02 Inflation Factor		1.02300			1.02300			1.02300	
03 Inflated PEL		\$ 459.07			\$ 495.05			\$ 408.51	
04 <b>PEL</b>		\$ -			\$ 802,971			\$ 647,080	
<b>Utilities Expense Level</b>									
05 PUM Utilities Expense		\$ -		HUD correction	\$ 232.04			\$ 212.15	
06 <b>UEL</b>		\$ -			\$ 376,369			\$ 336,046	
<b>Add-ons</b>									
07 Self-Sufficiency		\$ -			\$ -			\$ -	
08 Energy Loan Amortization	HUD removed 50,237	\$ -			\$ 15,891			\$ 25,510	
09 PILOT		\$ -			\$ -	changed per FY10 FDS		\$ 3,831	
10 Cost of Audit		\$ 4,002			\$ 1,808			\$ 1,755	
11 Resident Participation		\$ -			\$ 3,250			\$ 3,250	
12 Asset Management Fee		\$ 14,400			\$ 6,528			\$ 6,336	
13 Information Technology Fee		\$ 7,200			\$ 3,264			\$ 3,168	
14 Asset Repositioning Fee		\$ 619,745			\$ -			\$ -	
15 Changes in law, etc.		\$ -			\$ -			\$ -	
16 <b>Total Add-ons</b>		\$ 645,347			\$ 30,741			\$ 43,850	
17 <b>Total Formula Expenses</b>		\$ 645,347			\$ 1,210,081			\$ 1,026,976	
<b>Formula Income</b>									
01 PUM Formula Income		\$ 166.85			\$ 149.66			\$ 190.35	
02 PUM Change in Utility Allow		-			-			-	
03 PUM Adj Formula Income		\$ 166.85			\$ 149.66			\$ 190.35	
04 <b>Total Formula Income</b>		\$ -			\$ 242,749			\$ 301,514	
<b>Other Formula Provisions</b>									
01 Moving to work		-			-			-	
02 Transition Funding									
03 Other									
04 <b>Total Other Formula Provis</b>		\$ -			\$ -			\$ -	
<b>Calculation of Formula Amount</b>									
01 Formula Calculation		\$ 645,347			\$ 967,332			\$ 725,462	
02 Cost of Audit		\$ 4,002			\$ 1,808			\$ 1,755	
03 <b>Formula Amount</b>		\$ 645,347			\$ 967,332			\$ 725,462	

**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

			AMP #18 Charlottetowne		AMP #19 Parketowne			AMP #20 Tarlton Hills / Tall Oaks / Savanna Woods		
Section 2										
ACC Units 07/31/2010			-	180	-			164	-	149
Additions				-				-		-
Deletions				-				-		-
ACC Units 6/30/2011				180				164		149
Occupied Unit Months										
01	Occupied Units	593	593	593	1,950	1,950	1,950	1,768	1,768	1,768
02	Occupied Units by police	5		5	12		12	-		-
03	New units in funding period	-	-	-	-	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-	-	-	-	-
Vacant Unit Months										
05	Mod units	1,554	1,554		-	-		-	-	
06	Special Use Units	5	5		-	-		12	12	
07	Litigation		-			-			-	
08	Disasters	-	-		-	-		-	-	
09	Casualty Loss	-	-		-	-		-	-	
10	Changing Market Condition	-	-		-	-		-	-	
11	Vacant, not categorized	3			6			8		
Other ACC										
12	Eligible for Asset Repo Fee				-			-		
13	All Other									
Calculations										
14	Limited Vacancies		3			6			8	
15	Total Unit Months	2,160	2,155	598	1,968	1,956	1,962	1,788	1,788	1,768
16	Resident Participation Units	-		50			164	-		147
Special Provision for Utilities										
17	Unit Months		-			-			-	

**Section 3**

<b>Project Expense Level</b>									
01 PEL		\$ 301.89		\$ 285.20		\$ 396.43			
02 Inflation Factor		1.02300		1.02300		1.02300			
03 Inflated PEL		\$ 308.83		\$ 291.76		\$ 405.55			
04 <b>PEL</b>		\$ 665,529		\$ 570,683		\$ 725,123			
<b>Utilities Expense Level</b>									
05 PUM Utilities Expense		\$ 94.03		\$ 85.92		\$ 203.44			
06 <b>UEL</b>		\$ 202,635		\$ 168,060		\$ 363,751			
<b>Add-ons</b>									
07 Self-Sufficiency		\$ -		\$ -		\$ -			
08 Energy Loan Amortization		\$ 10,550		\$ 21,905		\$ 9,595			
09 PILOT		\$ 26,601		\$ 29,354	Changed per FY10 FDS	\$ 4,652			
10 Cost of Audit		\$ 2,393		\$ 2,180		\$ 1,981			
11 Resident Participation		\$ 1,250		\$ 4,100		\$ 3,675			
12 Asset Management Fee		\$ 8,640		\$ 7,872		\$ 7,152			
13 Information Technology Fee		\$ 4,320		\$ 3,936		\$ 3,576			
14 Asset Repositioning Fee		\$ -		\$ -		\$ -			
15 Changes in law, etc.		\$ -		\$ -		\$ -			
16 <b>Total Add-ons</b>		\$ 53,754		\$ 69,347		\$ 30,631			
17 <b>Total Formula Expenses</b>		\$ 921,918		\$ 808,090		\$ 1,119,505			
<b>Formula Income</b>									
01 PUM Formula Income		\$ 209.59		\$ 226.18		\$ 213.43			
02 PUM Change in Utility Allow		-		-		-			
03 PUM Adj Formula Income		\$ 209.59		\$ 226.18		\$ 213.43			
04 <b>Total Formula Income</b>		\$ 451,666		\$ 442,408		\$ 381,613			
<b>Other Formula Provisions</b>									
01 Moving to work		-		-		-			
02 Transition Funding									
03 Other									
04 <b>Total Other Formula Provis</b>		\$ -		\$ -		\$ -			
<b>Calculation of Formula Amount</b>									
01 Formula Calculation		\$ 470,252		\$ 365,682		\$ 737,892			
02 Cost of Audit		\$ 2,393		\$ 2,180		\$ 1,981			
03 <b>Formula Amount</b>		\$ 470,252		\$ 365,682		\$ 737,892			

**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

			AMP #22 Autumn Place / Hall House		AMP #25 Meadow Oaks / Gladedale / Wallace			AMP #28 Sunridge/Robinsdale/Claremont/Vic Sq		
Section 2										
ACC Units 07/31/2010			-	259	-		129	-		156
Additions				-			-			-
Deletions				-			-			-
ACC Units 6/30/2011				259			129			156
Occupied Unit Months										
01	Occupied Units	2,790	2,790	2,790	1,500	1,500	1,500	1,758	1,758	1,758
02	Occupied Units by police	-		-	-		-	-		-
03	New units in funding period	-	-	-	-	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-	-	-	-	-
Vacant Unit Months										
05	Mod units				24	24		67	67	
06	Special Use Units	-	-		12	12		36	36	
07	Litigation	315	315			-			-	
08	Disasters	-	-		-	-		-	-	
09	Casualty Loss	-	-		-	-		-	-	
10	Changing Market Condition	-	-		-	-		-	-	
11	Vacant, not categorized	3			12			11		
Other ACC										
12	Eligible for Asset Repo Fee	-			-			-		
13	All Other									
Calculations										
14	Limited Vacancies		3			12			11	
15	Total Unit Months	3,108	3,108	2,790	1,548	1,548	1,500	1,872	1,872	1,758
16	Resident Participation Units	-		233	-		125	-		147
Special Provision for Utilities										
17	Unit Months		-			-			-	

**Section 3**

Project Expense Level							
01	PEL	\$	296.00	\$	394.59	\$	376.22
02	Inflation Factor		1.02300		1.02300		1.02300
03	Inflated PEL	\$	302.81	\$	403.67	\$	384.87
04	PEL	\$	941,133	\$	624,881	\$	720,477
Utilities Expense Level							
05	PUM Utilities Expense	\$	98.48	\$	206.02	\$	184.98
06	UEL	\$	306,076	\$	318,919	\$	346,283
Add-ons							
07	Self-Sufficiency	\$	-	\$	-	\$	-
08	Energy Loan Amortization	\$	38,921	\$	21,582	\$	4,113
09	PILOT	\$	10,646	\$	-	\$	-
10	Cost of Audit	\$	3,443	\$	1,715	\$	2,074
11	Resident Participation	\$	5,825	\$	3,125	\$	3,675
12	Asset Management Fee	\$	12,432	\$	6,192	\$	7,488
13	Information Technology Fee	\$	6,216	\$	3,096	\$	3,744
14	Asset Repositioning Fee	\$	-	\$	-	\$	-
15	Changes in law, etc.	\$	-	\$	-	\$	-
16	Total Add-ons	\$	77,483	\$	35,710	\$	21,094
17	Total Formula Expenses	\$	1,324,692	\$	979,510	\$	1,087,854
Formula Income							
01	PUM Formula Income	\$	193.79	\$	157.75	\$	159.49
02	PUM Change in Utility Allow		-		-		-
03	Pum Adj Formula Income	\$	193.79	\$	157.75	\$	159.49
04	Total Formula Income	\$	602,299	\$	244,197	\$	298,565
Other Formula Provisions							
01	Moving to work		-		-		-
02	Transition Funding						
03	Other						
04	Total Other Formula Provis	\$	-	\$	-	\$	-
Calculation of Formula Amount							
01	Formula Calculation	\$	722,393	\$	735,313	\$	789,289
02	Cost of Audit	\$	3,443	\$	1,715	\$	2,074
03	Formula Amount	\$	722,393	\$	735,313	\$	789,289

**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

			AMP #30 The Park at Oaklawn		AMP #31 Rocky Branch II (Rivermere)			AMP #32 Arbor Glen II		
Section 2										
ACC Units 07/31/2010			-	89	-			20	-	40
Additions										
Deletions										
ACC Units 6/30/2011				89				20		40
Occupied Unit Months										
01	Occupied Units	1,051	1,051	1,051	236	236	236	480	480	480
02	Occupied Units by police	-		-	-		-	-		-
03	New units in funding period	-	-	-	-	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-	-	-	-	-
Vacant Unit Months							-			
05	Mod units	-	-		-	-		-	-	
06	Special Use Units	-	-		-	-		-	-	
07	Litigation		-			-			-	
08	Disasters	-	-		-	-		-	-	
09	Casualty Loss	-	-		-	-		-	-	
10	Changing Market Condition	-	-		-	-		-	-	
11	Vacant, not categorized	17			4			-		
Other ACC										
12	Eligible for Asset Repo Fee									
13	All Other									
Calculations										
14	Limited Vacancies		17			4			-	
15	Total Unit Months	1,068	1,068	1,051	240	240	236	480	480	480
16	Resident Participation Units	-		88	-		20	-		40
Special Provision for Utilities										
17	Unit Months		-			-			-	

**Section 3**

<b>Project Expense Level</b>									
01 PEL	\$ 408.65			\$ 374.24			\$ 393.90		
02 Inflation Factor	1.02300			1.02300			1.02300		
03 Inflated PEL	\$ 418.05			\$ 382.85			\$ 402.96		
04 <b>PEL</b>	\$ 446,477			\$ 91,884			\$ 193,421		
<b>Utilities Expense Level</b>									
05 PUM Utilities Expense	\$ 77.50			\$ 40.93			\$ 48.63		
06 <b>UEL</b>	\$ 82,770			\$ 9,823			\$ 23,342		
<b>Add-ons</b>									
07 Self-Sufficiency	\$ -			\$ -			\$ -		
08 Energy Loan Amortization	\$ -			\$ -			\$ -		
09 PILOT	\$ 11,338						\$ 10,454		
10 Cost of Audit	\$ 5,825						\$ 4,664		
11 Resident Participation	\$ 2,200			\$ 500			\$ 1,000		
12 Asset Management Fee	\$ 4,272			\$ 960			\$ 1,920		
13 Information Technology Fee	\$ 2,136			\$ 480			\$ 960		
14 Asset Repositioning Fee	\$ -			\$ -			\$ -		
15 Changes in law, etc.	\$ -			\$ -			\$ -		
16 <b>Total Add-ons</b>	\$ 25,771			\$ 1,940			\$ 18,998		
17 <b>Total Formula Expenses</b>	\$ 555,018			\$ 103,647			\$ 235,761		
<b>Formula Income</b>									
01 PUM Formula Income	\$ 233.74			\$ 151.32			\$ 198.45		
02 PUM Change in Utility Allow	-			-			-		
03 PUM Adj Formula Income	\$ 233.74			\$ 151.32			\$ 198.45		
04 <b>Total Formula Income</b>	\$ 249,634			\$ 36,317			\$ 95,256		
<b>Other Formula Provisions</b>									
01 Moving to work	-			-			-		
02 Transition Funding									
03 Other									
04 <b>Total Other Formula Provis</b>	\$ -			\$ -			\$ -		
<b>Calculation of Formula Amount</b>									
01 Formula Calculation	\$ 305,384			\$ 67,330			\$ 140,505		
02 Cost of Audit	\$ 5,825			\$ -			\$ 4,664		
03 <b>Formula Amount</b>	\$ 305,384			\$ 67,330			\$ 140,505		

**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

			AMP #33 Mayfield Terrace (Nia Point)			AMP #35 Arbor Glen III			AMP #37 Seigle 60 (McAden Park)			
Section 2												
ACC Units 07/31/2010			-	29	-			12	-			30
Additions												
Deletions												
ACC Units 6/30/2011				29				12				30
Occupied Unit Months												
01	Occupied Units	346	346	346	144	144	144	358	358	358		
02	Occupied Units by police	-		-	-		-	-		-		
03	New units in funding period	-	-	-	-	-	-	-	-	-		
04	New units - Oct-Dec	-	-	-	-	-	-	-	-	-		
Vacant Unit Months												
05	Mod units	-	-		-	-		-	-			
06	Special Use Units	-	-		-	-		-	-			
07	Litigation		-			-			-			
08	Disasters	-	-		-	-		-	-			
09	Casualty Loss	-	-		-	-		-	-			
10	Changing Market Condition	-	-		-	-		-	-			
11	Vacant, not categorized	2			-			2				
Other ACC												
12	Eligible for Asset Repo Fee											
13	All Other											
Calculations												
14	Limited Vacancies		2			-			2			
15	Total Unit Months	348	348	346	144	144	144	360	360	358		
16	Resident Participation Units	-		29	-		12	-		30		
Special Provision for Utilities												
17	Unit Months		-			-			-			

**Section 3**

<b>Project Expense Level</b>									
01 PEL		\$	386.08		\$	393.63		\$	385.03
02 Inflation Factor			1.02300			1.02300			1.02300
03 Inflated PEL		\$	394.96		\$	402.68		\$	393.89
04 <b>PEL</b>		\$	137,446		\$	57,986		\$	141,800
<b>Utilities Expense Level</b>									
05 PUM Utilities Expense		\$	70.41		\$	61.86		\$	40.40
06 <b>UEL</b>		\$	24,503		\$	8,908		\$	14,544
<b>Add-ons</b>									
07 Self-Sufficiency		\$	-		\$	-		\$	-
08 Energy Loan Amortization		\$	-		\$	-		\$	-
09 PILOT		\$	5,407					\$	-
10 Cost of Audit		\$	3,795					\$	-
11 Resident Participation		\$	725		\$	300		\$	750
12 Asset Management Fee		\$	1,392		\$	576		\$	1,440
13 Information Technology Fee		\$	696		\$	288		\$	720
14 Asset Repositioning Fee		\$	-		\$	-		\$	-
15 Changes in law, etc.		\$	-		\$	-		\$	-
16 <b>Total Add-ons</b>		\$	12,015		\$	1,164		\$	2,910
17 <b>Total Formula Expenses</b>		\$	173,964		\$	68,058		\$	159,254
<b>Formula Income</b>									
01 PUM Formula Income		\$	142.94		\$	259.91		\$	209.13
02 PUM Change in Utility Allow			-			-			-
03 PUM Adj Formula Income		\$	142.94		\$	259.91		\$	209.13
04 <b>Total Formula Income</b>		\$	49,743		\$	37,427		\$	75,287
<b>Other Formula Provisions</b>									
01 Moving to work			-			-			-
02 Transition Funding									
03 Other									
04 <b>Total Other Formula Provis</b>		\$	-		\$	-		\$	-
<b>Calculation of Formula Amount</b>									
01 Formula Calculation		\$	124,221		\$	30,631		\$	83,967
02 Cost of Audit		\$	3,795		\$	-		\$	-
03 <b>Formula Amount</b>		\$	124,221		\$	30,631		\$	83,967

**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

			AMP #38 Stonehaven			AMP #39 Montgomery Gardens			AMP #40 Prosperity Creek			
Section 2												
ACC Units 07/31/2010			-	24	-			20	-			72
Additions												
Deletions												
ACC Units 6/30/2011				24				20				72
Occupied Unit Months												
01	Occupied Units	260	260	260	240	240	240	862	862	862		
02	Occupied Units by police	-		-	-		-	-		-		
03	New units in funding period	-	-	-	-	-	-	-	-	-		
04	New units - Oct-Dec	-	-	-	-	-	-	-	-	-		
Vacant Unit Months												
05	Mod units	-	-		-	-		-	-			
06	Special Use Units	-	-		-	-		-	-			
07	Litigation		-			-			-			
08	Disasters	-	-		-	-		-	-			
09	Casualty Loss	-	-		-	-		-	-			
10	Changing Market Condition	-	-		-	-		-	-			
11	Vacant, not categorized	28			-			2				
Other ACC												
12	Eligible for Asset Repo Fee											
13	All Other											
Calculations												
14	Limited Vacancies		9			-			2			
15	Total Unit Months	288	269	260	240	240	240	864	864	862		
16	Resident Participation Units	-		22	-		20	-		72		
Special Provision for Utilities												
17	Unit Months		-			-			-			

**Section 3**

<b>Project Expense Level</b>									
01 PEL	\$	336.00		\$	366.82		\$	275.76	
02 Inflation Factor		1.02300			1.02300			1.02300	
03 Inflated PEL	\$	343.73		\$	375.26		\$	282.10	
04 <b>PEL</b>	\$	92,463		\$	90,062		\$	243,734	
<b>Utilities Expense Level</b>									
05 PUM Utilities Expense	\$	47.22		\$	62.15		\$	39.28	
06 <b>UEL</b>	\$	12,702		\$	14,916		\$	33,938	
<b>Add-ons</b>									
07 Self-Sufficiency	\$	-		\$	-		\$	-	
08 Energy Loan Amortization	\$	-		\$	-		\$	-	
09 PILOT	\$	3,935		\$	2,496		\$	-	
10 Cost of Audit							\$	7,392	
11 Resident Participation	\$	550		\$	500		\$	1,800	
12 Asset Management Fee	\$	1,152		\$	960		\$	3,456	
13 Information Technology Fee	\$	576		\$	480		\$	1,728	
14 Asset Repositioning Fee	\$	-		\$	-		\$	-	
15 Changes in law, etc.	\$	-		\$	-		\$	-	
16 <b>Total Add-ons</b>	\$	6,213		\$	4,436		\$	14,376	
17 <b>Total Formula Expenses</b>	\$	111,378		\$	109,414		\$	292,048	
<b>Formula Income</b>									
01 PUM Formula Income	\$	136.03		\$	158.04		HUD changed to match d. \$	165.93	
02 PUM Change in Utility Allow		-			-			-	
03 PUM Adj Formula Income	\$	136.03		\$	158.04		\$	165.93	
04 <b>Total Formula Income</b>	\$	36,592		\$	37,930		\$	143,364	
<b>Other Formula Provisions</b>									
01 Moving to work		-			-			-	
02 Transition Funding									
03 Other									
04 <b>Total Other Formula Provis</b>	\$	-		\$	-		\$	-	
<b>Calculation of Formula Amount</b>									
01 Formula Calculation	\$	74,786		\$	71,484		\$	148,684	
02 Cost of Audit	\$	-		\$	-		\$	7,392	
03 <b>Formula Amount</b>	\$	74,786		\$	71,484		\$	149,660	

**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

			AMP #41 South Oak Crossing			AMP #42 Springfield Gardens			AMP #44 940 Brevard					
Section 2														
ACC Units 07/31/2010			-			20			-			40		
Additions														
Deletions														
ACC Units 6/30/2011						20			22			40		
Occupied Unit Months														
01	Occupied Units	237	237	237	261	261	261	480	480	480				
02	Occupied Units by police	-		-	-		-	-		-				
03	New units in funding period	-	-	-	-	-	-	-	-	-				
04	New units - Oct-Dec	-	-	-	-	-	-	-	-	-				
Vacant Unit Months														
05	Mod units	-	-		-	-		-	-					
06	Special Use Units	-	-		-	-		-	-					
07	Litigation		-			-			-					
08	Disasters	-	-		-	-		-	-					
09	Casualty Loss	-	-		-	-		-	-					
10	Changing Market Condition	-	-		-	-		-	-					
11	Vacant, not categorized	3			3			-						
Other ACC														
12	Eligible for Asset Repo Fee													
13	All Other													
Calculations														
14	Limited Vacancies		3			3			-					
15	Total Unit Months	240	240	237	264	264	261	480	480	480				
16	Resident Participation Units	-		20	-		22			40				
Special Provision for Utilities														
17	Unit Months		-			-			-					

**Section 3**

<b>Project Expense Level</b>									
01 PEL	\$	381.85		\$	381.85		\$	291.05	
02 Inflation Factor		1.02300			1.02300			1.02300	
03 Inflated PEL	\$	390.63		\$	390.63		\$	297.74	
04 <b>PEL</b>	\$	93,751		\$	103,126		\$	142,915	
<b>Utilities Expense Level</b>									
05 PUM Utilities Expense	\$	45.20		\$	45.49		\$	34.71	
06 <b>UEL</b>	\$	10,848		\$	12,009		\$	16,661	
<b>Add-ons</b>									
07 Self-Sufficiency	\$	-		\$	-		\$	-	
08 Energy Loan Amortization	\$	-		\$	-		\$	-	
09 PILOT				\$	6,683		\$	9,752	
10 Cost of Audit				\$	2,711				
11 Resident Participation	\$	500		\$	550		\$	1,000	
12 Asset Management Fee	\$	960		\$	1,056		\$	1,920	
13 Information Technology Fee	\$	480		\$	528		\$	960	
14 Asset Repositioning Fee	\$	-		\$	-		\$	-	
15 Changes in law, etc.	\$	-		\$	-		\$	-	
16 <b>Total Add-ons</b>	\$	1,940		\$	11,528		\$	13,632	
17 <b>Total Formula Expenses</b>	\$	106,539		\$	126,663		\$	173,208	
<b>Formula Income</b>									
01 PUM Formula Income	\$	158.18		\$	170.19		\$	123.46	
02 PUM Change in Utility Allow		-			-			-	
03 PUM Adj Formula Income	\$	158.18		\$	170.19		\$	123.46	
04 <b>Total Formula Income</b>	\$	37,963		\$	44,930		\$	59,261	
<b>Other Formula Provisions</b>									
01 Moving to work		-			-			-	
02 Transition Funding									
03 Other									
04 <b>Total Other Formula Provis</b>	\$	-		\$	-		\$	-	
<b>Calculation of Formula Amount</b>									
01 Formula Calculation	\$	68,576		\$	81,733		\$	113,947	
02 Cost of Audit	\$	-		\$	2,711		\$	-	
03 <b>Formula Amount</b>	\$	68,521		\$	81,733		\$	113,947	

**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

			AMP #45 Seigle Point Apartments		AMP #46 Springcroft at Ashley Park			AMP #48 McAlpine Terrace Apartments		
Section 2										
ACC Units 07/31/2010			-	102	-			18	-	26
Additions										
Deletions										
ACC Units 6/30/2011				102				18		26
Occupied Unit Months										
01	Occupied Units	1,187	1,187	1,187	215	215	215	312	312	312
02	Occupied Units by police	-		-	-		-	-		-
03	New units in funding period	-	-	-	-	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-	-	-	-	-
Vacant Unit Months										
05	Mod units	-	-		-	-		-	-	
06	Special Use Units	-	-		-	-		-	-	
07	Litigation		-			-			-	
08	Disasters	-	-		-	-		-	-	
09	Casualty Loss	-	-		-	-		-	-	
10	Changing Market Condition	-	-		-	-		-	-	
11	Vacant, not categorized	37			1			-		
Other ACC										
12	Eligible for Asset Repo Fee									
13	All Other									
Calculations										
14	Limited Vacancies		37			1			-	
15	Total Unit Months	1,224	1,224	1,187	216	216	215	312	312	312
16	Resident Participation Units			99			18			26
Special Provision for Utilities										
17	Unit Months		-			-			-	

**Section 3**

<b>Project Expense Level</b>									
01 PEL	\$ 406.18			\$ 275.76			\$ 275.76		
02 Inflation Factor	1.02300			1.02300			1.02300		
03 Inflated PEL	\$ 415.52			\$ 282.10			\$ 282.10		
04 <b>PEL</b>	\$ 508,596			\$ 60,934			\$ 88,015		
<b>Utilities Expense Level</b>									
05 PUM Utilities Expense	\$ 54.04			\$ 47.06			\$ 62.54		
06 <b>UEL</b>	\$ 66,145			\$ 10,165			\$ 19,512		
<b>Add-ons</b>									
07 Self-Sufficiency	\$ -			\$ -			\$ -		
08 Energy Loan Amortization	\$ -			\$ -			\$ -		
09 PILOT									
10 Cost of Audit									
11 Resident Participation	\$ 2,475			\$ 450			\$ 650		
12 Asset Management Fee	\$ 4,896			\$ 864			\$ 1,248		
13 Information Technology Fee	\$ 2,448			\$ 432			\$ 624		
14 Asset Repositioning Fee	\$ -			\$ -			\$ -		
15 Changes in law, etc.	\$ -			\$ -			\$ -		
16 <b>Total Add-ons</b>	\$ 9,819			\$ 1,746			\$ 2,522		
17 <b>Total Formula Expenses</b>	\$ 584,560			\$ 72,845			\$ 110,049		
<b>Formula Income</b>									
01 PUM Formula Income	\$ 188.05			\$ 175.53			\$ 201.66		
02 PUM Change in Utility Allow	-			-			-		
03 PUM Adj Formula Income	\$ 188.05			\$ 175.53			\$ 201.66		
04 <b>Total Formula Income</b>	\$ 230,173			\$ 37,914			\$ 62,918		
<b>Other Formula Provisions</b>									
01 Moving to work	-			-			-		
02 Transition Funding									
03 Other									
04 <b>Total Other Formula Provis</b>	\$ -			\$ -			\$ -		
<b>Calculation of Formula Amount</b>									
01 Formula Calculation	\$ 354,387			\$ 34,931			\$ 47,131		
02 Cost of Audit	\$ -			\$ -			\$ -		
03 <b>Formula Amount</b>	\$ 354,387			\$ 34,931			\$ 47,131		



**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

			AMP #49 Glen Cove Apartments			AMP #50 Fairmarket Square Apartments			AMP #51 McCreesh Place								
Section 2																	
ACC Units 07/31/2010			-			10			-			7			63		
Additions																	
Deletions																	
ACC Units 6/30/2011						10						16			63		
Occupied Unit Months																	
01	Occupied Units		115	115	115	185	185	185	543	543	543						
02	Occupied Units by police		-		-	-		-			-						
03	New units in funding period		-	-	-	-	-	-	189	189	189						
04	New units - Oct-Dec		-	-	-	-	-	-			-						
Vacant Unit Months																	
05	Mod units		-	-		-	-				-						
06	Special Use Units		-	-		-	-				-						
07	Litigation			-			-				-						
08	Disasters		-	-		-	-				-						
09	Casualty Loss		-	-		-	-				-						
10	Changing Market Condition		-	-		-	-				-						
11	Vacant, not categorized		5			7			17								
Other ACC																	
12	Eligible for Asset Repo Fee																
13	All Other																
Calculations																	
14	Limited Vacancies			4			6			17							
15	Total Unit Months		120	119	115	192	191	185	749	749	732						
16	Resident Participation Units				10			15			61						
Special Provision for Utilities																	
17	Unit Months			-			-			-							

**Section 3**

<b>Project Expense Level</b>									
01 PEL		\$	381.85		\$	381.85		\$	278.29
02 Inflation Factor			1.02300			1.02300			1.02300
03 Inflated PEL		\$	390.63		\$	390.63		\$	284.69
04 <b>PEL</b>		\$	46,485		\$	74,610		\$	213,233
<b>Utilities Expense Level</b>									
05 PUM Utilities Expense		\$	67.95		\$	62.36		\$	31.37
06 <b>UEL</b>		\$	8,086		\$	11,911		\$	23,496
<b>Add-ons</b>									
07 Self-Sufficiency		\$	-		\$	-		\$	-
08 Energy Loan Amortization		\$	-		\$	-		\$	-
09 PILOT		\$	-		\$	-		\$	-
10 Cost of Audit		\$	-		\$	-		\$	118
11 Resident Participation		\$	250		\$	375		\$	1,525
12 Asset Management Fee		\$	480		\$	768		\$	2,996
13 Information Technology Fee		\$	240		\$	384		\$	1,498
14 Asset Repositioning Fee		\$	-		\$	-		\$	-
15 Changes in law, etc.		\$	-		\$	-		\$	-
16 <b>Total Add-ons</b>		\$	970		\$	1,527		\$	6,137
17 <b>Total Formula Expenses</b>		\$	55,541		\$	88,048		\$	242,866
<b>Formula Income</b>									
01 PUM Formula Income	HUD Changed	\$	148.16		\$	203.78		\$	222.18
02 PUM Change in Utility Allow			-			-			-
03 PUM Adj Formula Income		\$	148.16		\$	203.78		\$	222.18
04 <b>Total Formula Income</b>		\$	17,631		\$	38,922		\$	166,413
<b>Other Formula Provisions</b>									
01 Moving to work			-			-			-
02 Transition Funding			-			-			-
03 Other			-			-			-
04 <b>Total Other Formula Provis</b>		\$	-		\$	-		\$	-
<b>Calculation of Formula Amount</b>									
01 Formula Calculation		\$	37,910		\$	49,126		\$	76,453
02 Cost of Audit		\$	-		\$	-		\$	118
03 <b>Formula Amount</b>		\$	37,910		\$	49,126		\$	76,453

**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

			AMP #52 Seneca Woods Apartments		AMP #53 Ashley Square Apartments			AMP #54 Hampton Creste Apartments		
Section 2										
ACC Units 07/31/2010			-	17	-	22	720	-		
Additions								60		
Deletions										
ACC Units 6/30/2011				17		22			60	
Occupied Unit Months										
01	Occupied Units	194	194	194	263	263	263	-	-	
02	Occupied Units by police	-		-	-		-		-	
03	New units in funding period	-	-	-	-	-	-	704	704	
04	New units - Oct-Dec	-	-	-	-	-	-	134	134	
Vacant Unit Months										
05	Mod units	-	-		-	-		-		
06	Special Use Units	-	-		-	-		-		
07	Litigation		-			-		-		
08	Disasters	-	-		-	-		-		
09	Casualty Loss	-	-		-	-		-		
10	Changing Market Condition	-	-		-	-		-		
11	Vacant, not categorized	10			1					
Other ACC										
12	Eligible for Asset Repo Fee									
13	All Other									
Calculations										
14	Limited Vacancies		6			1		-		
15	Total Unit Months	204	200	194	264	264	263	838	838	
16	Resident Participation Units			16			22		70	
Special Provision for Utilities										
17	Unit Months		-			-		-		

**Section 3**

<b>Project Expense Level</b>									
01 PEL		\$	384.13		\$	339.59		\$	346.47
02 Inflation Factor			1.02300			1.02300			1.02300
03 Inflated PEL		\$	392.96		\$	347.40		\$	354.44
04 <b>PEL</b>		\$	78,592		\$	91,714		\$	297,021
<b>Utilities Expense Level</b>									
05 PUM Utilities Expense		\$	50.17		\$	25.78	used stonehaven	\$	47.22
06 <b>UEL</b>		\$	10,034		\$	6,806		\$	39,570
<b>Add-ons</b>									
07 Self-Sufficiency		\$	-		\$	-		\$	-
08 Energy Loan Amortization		\$	-		\$	-		\$	-
09 PILOT		\$	-		\$	-		\$	-
10 Cost of Audit		\$	-		\$	-		\$	-
11 Resident Participation		\$	400		\$	550		\$	1,750
12 Asset Management Fee		\$	816		\$	1,056		\$	3,352
13 Information Technology Fee		\$	408		\$	528		\$	1,676
14 Asset Repositioning Fee		\$	-		\$	-		\$	-
15 Changes in law, etc.		\$	-		\$	-		\$	-
16 <b>Total Add-ons</b>		\$	1,624		\$	2,134		\$	6,778
17 <b>Total Formula Expenses</b>		\$	90,250		\$	100,654		\$	343,369
<b>Formula Income</b>									
01 PUM Formula Income		\$	187.00		\$	224.74		\$	77.81
02 PUM Change in Utility Allow			-			-			-
03 PUM Adj Formula Income		\$	187.00		\$	224.74		\$	77.81
04 <b>Total Formula Income</b>		\$	37,400		\$	59,331		\$	65,205
<b>Other Formula Provisions</b>									
01 Moving to work			-			-			-
02 Transition Funding									
03 Other									
04 <b>Total Other Formula Provis</b>		\$	-		\$	-		\$	-
<b>Calculation of Formula Amount</b>									
01 Formula Calculation		\$	52,850		\$	41,323		\$	278,164
02 Cost of Audit		\$	-		\$	-		\$	-
03 <b>Formula Amount</b>		\$	52,850		\$	41,323		\$	278,164

**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

				AMP #55 Moore Place Apartments			AMP #56 Steele Creek Apartments			AMP #57 Woodlawn House Apartments					
Section 2															
ACC Units 07/31/2010				408		-		720		-		624		-	
Additions						34				60				52	
Deletions															
ACC Units 6/30/2011						34				60				52	
Occupied Unit Months															
01 Occupied Units						-				-				-	
02 Occupied Units by police						-				-				-	
03 New units in funding period				285		285		285		716		716		716	
04 New units - Oct-Dec						-		-		37		37		37	
Vacant Unit Months															
05 Mod units						-				-				-	
06 Special Use Units						-				-				-	
07 Litigation						-				-				-	
08 Disasters						-				-				-	
09 Casualty Loss						-				-				-	
10 Changing Market Condition						-				-				-	
11 Vacant, not categorized								-				-			
Other ACC															
12 Eligible for Asset Repo Fee															
13 All Other															
Calculations															
14 Limited Vacancies						-				-				-	
15 Total Unit Months				285		285		285		753		753		753	
16 Resident Participation Units								24				63			
Special Provision for Utilities															
17 Unit Months						-				-				-	

**Section 3**

<b>Project Expense Level</b>									
01 PEL		\$ 278.29		\$ 275.76		\$ 289.55			
02 Inflation Factor		1.02300		1.02300		1.02300			
03 Inflated PEL		\$ 284.69		\$ 282.10		\$ 296.21			
04 <b>PEL</b>		\$ 81,137		\$ 212,421		\$ 183,650			
<b>Utilities Expense Level</b>									
05 PUM Utilities Expense	used 940 Brevard	\$ 34.71	used prosperity	\$ 39.28	used 940 Brevard	\$ 34.71			
06 <b>UEL</b>		\$ 9,892		\$ 29,578		\$ 21,520			
<b>Add-ons</b>									
07 Self-Sufficiency		\$ -		\$ -		\$ -			
08 Energy Loan Amortization		\$ -		\$ -		\$ -			
09 PILOT		\$ -		\$ -		\$ -			
10 Cost of Audit		\$ -		\$ -		\$ -			
11 Resident Participation		\$ 600		\$ 1,575		\$ 1,300			
12 Asset Management Fee		\$ 1,140		\$ 3,012		\$ 2,480			
13 Information Technology Fee		\$ 570		\$ 1,506		\$ 1,240			
14 Asset Repositioning Fee		\$ -		\$ -		\$ -			
15 Changes in law, etc.		\$ -		\$ -		\$ -			
16 <b>Total Add-ons</b>		\$ 2,310		\$ 6,093		\$ 5,020			
17 <b>Total Formula Expenses</b>		\$ 93,339		\$ 248,092		\$ 210,190			
<b>Formula Income</b>									
01 PUM Formula Income		\$ 109.43		\$ 151.31		\$ 232.16			
02 PUM Change in Utility Allow		-		-		-			
03 PUM Adj Formula Income		\$ 109.43		\$ 151.31		\$ 232.16			
04 <b>Total Formula Income</b>		\$ 31,188		\$ 113,936		\$ 143,939			
<b>Other Formula Provisions</b>									
01 Moving to work		-		-		-			
02 Transition Funding									
03 Other									
04 <b>Total Other Formula Provis</b>		\$ -		\$ -		\$ -			
<b>Calculation of Formula Amount</b>									
01 Formula Calculation		\$ 62,151		\$ 134,156		\$ 66,251			
02 Cost of Audit		\$ -		\$ -		\$ -			
03 <b>Formula Amount</b>		\$ 62,151		\$ 134,156		\$ 66,251			

**Housing Authority of the City of Charlotte  
CY 2012 AMP Operating Subsidy Requests**

AMP #59	Total AMPS
McMullen Wood Apartments	

**Section 2**

<b>ACC Units 07/31/2010</b>			-			3,405
Additions	21					206
Deletions						300
<b>ACC Units 6/30/2011</b>			-			<b>3,311</b>
<b>Occupied Unit Months</b>						
01 Occupied Units		-	-	34,419	34,419	34,419
02 Occupied Units by police			-	41		41
03 New units in funding period		-	-	2,514	2,514	2,514
04 New units - Oct-Dec		-	-	171	171	171
<b>Vacant Unit Months</b>						
05 Mod units		-		1,670	1,670	
06 Special Use Units		-		281	281	
07 Litigation		-		315	315	
08 Disasters		-		-	-	
09 Casualty Loss		-		-	-	
10 Changing Market Condition		-		-	-	
11 Vacant, not categorized		-		338		
<b>Other ACC</b>						
12 Eligible for Asset Repo Fee				3,600		
13 All Other						
<b>Calculations</b>						
14 Limited Vacancies		-			303	
15 <b>Total Unit Months</b>	-	-	-	<b>43,349</b>	<b>39,673</b>	<b>37,145</b>
16 Resident Participation Units			-			3,095
<b>Special Provision for Utilities</b>						
17 Unit Months		-			-	

**Section 3**

<b>Project Expense Level</b>						
01 PEL		\$	-			
02 Inflation Factor			1.02300			
03 Inflated PEL		\$	-			
04 <b>PEL</b>		\$	-			\$ 14,467,901
<b>Utilities Expense Level</b>						
05 PUM Utilities Expense						
06 <b>UEL</b>		\$	-			\$ 4,521,971
<b>Add-ons</b>						
07 Self-Sufficiency		\$	-			\$ -
08 Energy Loan Amortization		\$	-			\$ 233,177
09 PILOT		\$	-			\$ 217,950
10 Cost of Audit		\$	-			\$ 62,371
11 Resident Participation		\$	-			\$ 77,475
12 Asset Management Fee		\$	-	173,396		\$ 173,396
13 Information Technology Fee		\$	-			\$ 86,698
14 Asset Repositioning Fee		\$	-			\$ 619,745
15 Changes in law, etc.		\$	-			\$ -
16 <b>Total Add-ons</b>		\$	-			\$ 1,470,812
17 <b>Total Formula Expenses</b>		\$	-			\$ 20,460,684
<b>Formula Income</b>						
01 PUM Formula Income						
02 PUM Change in Utility Allow			-			
03 PUM Adj Formula Income		\$	-			
04 <b>Total Formula Income</b>		\$	-			\$ 7,843,315
<b>Other Formula Provisions</b>						
01 Moving to work			-			-
02 Transition Funding						
03 Other						
04 <b>Total Other Formula Provis</b>		\$	-			\$ -
<b>Calculation of Formula Amount</b>						
01 Formula Calculation		\$	-			\$ 12,617,369
02 Cost of Audit		\$	-			\$ 62,371
03 <b>Formula Amount</b>		\$	-			\$ 12,617,369

**Housing Authority of the City of Charlotte  
CY 2010 AMP Operating Subsidy**

		AMP #16 Leafcrest			AMP #16 Cedar Knoll		
Section 2							
ACC Units 07/31/2010		48			49		
Additions		-					
Deletions		-					
ACC Units 6/30/2011		48			49		
Occupied Unit Months							
01	Occupied Units	572	572	572	583	583	583
02	Occupied Units by police	-		-	-		-
03	New units in funding period	-	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months							
05	Mod units	-	-		-	-	
06	Special Use Units	-	-		-	-	
07	Litigation		-			-	
08	Disasters	-	-		-	-	
09	Casualty Loss	-	-		-	-	
10	Changing Market Condition	-	-		-	-	
11	Vacant, not categorized	4			5		
Other ACC							
12	Eligible for Asset Repo Fee						
13	All Other						
Calculations							
14	Limited Vacancies		4			5	
15	Total Unit Months	576	576	572	588	588	583
16	Resident Participation Units			48			49
Special Provision for Utilities							
17	Unit Months		-			-	

<b>Section 3</b>						
<b>Project Expense Level</b>						
01 PEL		\$ 399.33		\$ 399.33		
02 Inflation Factor		1.02300		1.02300		
03 Inflated PEL		\$ 408.51		\$ 408.51		
04 <b>PEL</b>		\$ 235,302		\$ 240,204		
<b>Utilities Expense Level</b>						
05 PUM Utilities Expense		\$ 242.81		\$ 174.07		
06 <b>UEL</b>		\$ 139,859		\$ 102,353		
Rounding Adj		67		49		
6 Adj UEL		\$ 139,926		\$ 102,402		
<b>Add-ons</b>						
07 Self-Sufficiency		\$ -		\$ -		
08 Energy Loan Amortization		\$ 15,298		\$ 2,055		
09 PILOT		\$ 1,881		\$ 1,472		
10 Cost of Audit		\$ 639		\$ 651		
11 Resident Participation		\$ 1,200		\$ 1,225		
12 Asset Management Fee		\$ 2,304		\$ 2,352		
13 Information Technology Fee		\$ 1,152		\$ 1,176		
14 Asset Repositioning Fee		\$ -		\$ -		
15 Changes in law, etc.		\$ -		\$ -		
16 <b>Total Add-ons</b>		\$ 22,474		\$ 8,931		
17 <b>Total Formula Expenses</b>		\$ 397,702		\$ 351,537		
<b>Formula Income</b>						
01 PUM Formula Income		\$ 196.54		\$ 185.98		
02 PUM Change in Utility Allow		-		-		
03 PUM Adj Formula Income		\$ 196.54		\$ 185.98		
04 <b>Total Formula Income</b>		\$ 113,207		\$ 109,356		
Rounding Adj		0		0		
4 Adj Formula Income		\$ 113,207		\$ 109,356		
<b>Other Formula Provisions</b>						
01 Moving to work		-		-		
02 Transition Funding		-		-		
03 Other		-		-		
04 <b>Total Other Formula Provisions</b>		\$ 20,664.08		\$ -		
<b>Calculation of Formula Amount</b>						
01 Formula Calculation		\$ 305,159		\$ 242,181		
02 Cost of Audit		\$ 639		\$ 651		
03 <b>Formula Amount</b>		\$ 305,159		\$ 242,181		

42.1%

33.4%

**Housing Authority of the City of Charlotte  
CY 2010 AMP Operating Subsidy**

AMP #16 Mallard Ridge				AMP #16 TOTAL		
Section 2						
ACC Units 07/31/2010		35			132	
Additions					-	
Deletions					-	
ACC Units 6/30/2011		35			132	
Occupied Unit Months						
01	Occupied Units	409	409	409	1,564	1,564
02	Occupied Units by police	-		-	-	-
03	New units in funding period	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-
Vacant Unit Months						
05	Mod units	-	-		-	-
06	Special Use Units	-			-	-
07	Litigation		-		-	-
08	Disasters	-	-		-	-
09	Casualty Loss	-	-		-	-
10	Changing Market Condition	-	-		-	-
11	Vacant, not categorized	11			20	
Other ACC						
12	Eligible for Asset Repo Fee				-	
13	All Other					
Calculations						
14	Limited Vacancies		11		20	
15	Total Unit Months	420	420	409	1,584	1,584
16	Resident Participation Units			33		130
Special Provision for Utilities						
17	Unit Months		-		-	

<b>Section 3</b>						
<b>Project Expense Level</b>						
01 PEL	\$	399.33		\$	399.33	
02 Inflation Factor		1.02300			1.02300	
03 Inflated PEL	\$	408.51		\$	408.51	
04 <b>PEL</b>	\$	171,574		\$	647,080	
<b>Utilities Expense Level</b>						
05 PUM Utilities Expense	\$	223.03		\$	212.15	
06 <b>UEL</b>	\$	93,673		\$	336,046	
Rounding Adj		45				
6 Adj UEL	\$	93,718		\$	336,046	
<b>Add-ons</b>						
07 Self-Sufficiency	\$	-		\$	-	
08 Energy Loan Amortization	\$	8,157		\$	25,510	
09 PILOT	\$	478		\$	3,831	
10 Cost of Audit	\$	465		\$	1,755	
11 Resident Participation	\$	825		\$	3,250	
12 Asset Management Fee	\$	1,680		\$	6,336	
13 Information Technology Fee	\$	840		\$	3,168	
14 Asset Repositioning Fee	\$	-		\$	-	
15 Changes in law, etc.	\$	-		\$	-	
16 <b>Total Add-ons</b>	\$	12,445		\$	43,850	
17 <b>Total Formula Expenses</b>	\$	277,737		\$	1,026,976	
<b>Formula Income</b>						
01 PUM Formula Income	\$	187.98		\$	190.35	
02 PUM Change in Utility Allow		-			-	
03 PUM Adj Formula Income	\$	187.98		\$	190.35	
04 <b>Total Formula Income</b>	\$	78,952		\$	301,514	
Rounding Adj		0				
4 Adj Formula Income	\$	78,951		\$	301,514	
<b>Other Formula Provisions</b>						
01 Moving to work		-			-	
02 Transition Funding		-			-	
03 Other		-			-	
04 <b>Total Other Formula Provis</b>	\$	-		\$	-	
<b>Calculation of Formula Amount</b>						
01 Formula Calculation	\$	198,786		\$	725,462	
02 Cost of Audit	\$	465		\$	1,755	
03 <b>Formula Amount</b>	\$	198,786		\$	725,462	

27.4%

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**Housing Authority of the City of Charlotte  
CY 2010 AMP Operating Subsidy**

		AMP #20 Tarlton Hills I			AMP #20 Tarlton Hills II		
Section 2							
###		29			21		
Additions							
Deletions							
###		29			21		
Occupied Unit Months							
01	Occupied Units	336	336	336	252	252	252
02	Occupied Units by police	-		-	-		-
03	New units in funding period		-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months							
05	Mod units	-	-		-	-	
06	Special Use Units	12	12		-	-	
07	Litigation		-			-	
08	Disasters	-	-		-	-	
09	Casualty Loss	-	-		-	-	
10	Changing Market Condition	-	-		-	-	
11	Vacant, not categorized	-			-		
Other ACC							
12	Eligible for Asset Repo Fee						
13	All Other						
Calculations							
14	Limited Vacancies		-			-	
15	Total Unit Months	348	348	336	252	252	252
16	Resident Participation Units	-		28	-		21
Special Provision for Utilities							
17	Unit Months		-			-	

<b>Section 3</b>					
<b>Project Expense Level</b>					
01 PEL		\$ 396.43		\$ 396.43	
02 Inflation Factor		1.02300		1.02300	
03 Inflated PEL		\$ 405.55		\$ 405.55	
04 <b>PEL</b>		<b>\$ 141,131</b>		<b>\$ 102,199</b>	
<b>Utilities Expense Level</b>					
05 PUM Utilities Expense		\$ 160.88		\$ 258.79	
06 <b>UEL</b>		<b>\$ 55,986</b>		<b>\$ 65,215</b>	
Rounding Adj		354		413	
6 <b>UEL</b>		<b>\$ 56,340</b>		<b>\$ 65,628</b>	
<b>Add-ons</b>					
07 Self-Sufficiency		\$ -		\$ -	
08 Energy Loan Amortization				\$ (3,683)	
09 PILOT		\$ 3,468		\$ 469	
10 Cost of Audit		\$ 386		\$ 279	
11 Resident Participation		\$ 700		\$ 525	
12 Asset Management Fee		\$ 1,392		\$ 1,008	
13 Information Technology Fee		\$ 696		\$ 504	
14 Asset Repositioning Fee					
15 Changes in law, etc.		\$ -		\$ -	
16 <b>Total Add-ons</b>		<b>\$ 6,642</b>		<b>\$ (898)</b>	
17 <b>Total Formula Expenses</b>		<b>\$ 204,113</b>		<b>\$ 166,929</b>	
<b>Formula Income</b>					
01 PUM Formula Income		\$ 295.66		\$ 214.87	
02 PUM Change in Utility Allow		-		-	
03 PUM Adj Formula Income		\$ 295.66		\$ 214.87	
04 <b>Total Formula Income</b>		<b>\$ 102,890</b>		<b>\$ 54,147</b>	
Rounding Adj		(490)		(258)	
4 <b>Adj Formula Income</b>		<b>\$ 102,400</b>		<b>\$ 53,889</b>	
<b>Other Formula Provisions</b>					
01 Moving to work		-		-	
02 Transition Funding					
03 Other					
04 <b>Total Other Formula Provisions</b>		<b>\$ -</b>		<b>\$ -</b>	
<b>Calculation of Formula Amount</b>					
01 Formula Calculation		\$ 101,713		\$ 113,040	
02 Cost of Audit		\$ 386		\$ 279	
03 <b>Formula Amount</b>		<b>\$ 101,713</b>		<b>\$ 113,040</b>	

13.8%

15.3%

**Housing Authority of the City of Charlotte  
CY 2010 AMP Operating Subsidy**

		AMP #20 Tall Oaks			AMP #20 Savannah Woods		
Section 2							
###		50			49		
Additions							
Deletions							
###		50			49		
Occupied Unit Months							
01	Occupied Units	597	597	597	583	583	583
02	Occupied Units by police	-		-	-		-
03	New units in funding period	-	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months							
05	Mod units	-	-		-	-	
06	Special Use Units	-	-		-	-	
07	Litigation		-			-	
08	Disasters	-			-	-	
09	Casualty Loss	-	-		-	-	
10	Changing Market Condition	-	-		-	-	
11	Vacant, not categorized	3			5		
Other ACC							
12	Eligible for Asset Repo Fee						
13	All Other						
Calculations							
14	Limited Vacancies		3			5	
15	Total Unit Months	600	600	597	588	588	583
16	Resident Participation Units	-		50	-		48
Special Provision for Utilities							
17	Unit Months		-			-	

<b>Section 3</b>						
<b>Project Expense Level</b>						
01 PEL	\$	396.43		\$	396.43	
02 Inflation Factor		1.02300			1.02300	
03 Inflated PEL	\$	405.55		\$	405.55	
04 <b>PEL</b>	\$	<b>243,330</b>		\$	<b>238,463</b>	
<b>Utilities Expense Level</b>						
05 PUM Utilities Expense	\$	207.19		\$	197.19	
06 <b>UEL</b>	\$	<b>124,314</b>		\$	<b>115,948</b>	
Rounding Adj		787			734	
6 <b>UEL</b>	\$	<b>125,101</b>		\$	<b>116,682</b>	
<b>Add-ons</b>						
07 Self-Sufficiency	\$	-		\$	-	
08 Energy Loan Amortization	\$	11,013		\$	2,265	
09 PILOT	\$	-		\$	715	
10 Cost of Audit	\$	665		\$	651	
11 Resident Participation	\$	1,250		\$	1,200	
12 Asset Management Fee	\$	2,400		\$	2,352	
13 Information Technology Fee	\$	1,200		\$	1,176	
14 Asset Repositioning Fee						
15 Changes in law, etc.	\$	-		\$	-	
16 <b>Total Add-ons</b>	\$	<b>16,528</b>		\$	<b>8,359</b>	
17 <b>Total Formula Expenses</b>	\$	<b>384,959</b>		\$	<b>363,504</b>	
<b>Formula Income</b>						
01 PUM Formula Income	\$	166.94		\$	214.69	
02 PUM Change in Utility Allow		-			-	
03 PUM Adj Formula Income	\$	166.94		\$	214.69	
04 <b>Total Formula Income</b>	\$	<b>100,164</b>		\$	<b>126,238</b>	
Rounding Adj		(477)			(601)	
4 <b>Adj Formula Income</b>	\$	<b>99,687</b>		\$	<b>125,637</b>	
<b>Other Formula Provisions</b>						
01 Moving to work		-			-	
02 Transition Funding						
03 Other						
04 <b>Total Other Formula Provis</b>	\$	<b>-</b>		\$	<b>-</b>	
<b>Calculation of Formula Amount</b>						
01 Formula Calculation	\$	285,272		\$	237,867	
02 Cost of Audit	\$	665		\$	651	
03 <b>Formula Amount</b>	\$	<b>285,272</b>		\$	<b>237,867</b>	

38.7%

32.2%



**Housing Authority of the City of Charlotte  
CY 2010 AMP Operating Subsidy**

**AMP #20  
TOTAL**

**Section 2**

###			149
Additions			-
Deletions			-
###			149
<b>Occupied Unit Months</b>			
01 Occupied Units	1,768	1,768	1,768
02 Occupied Units by police	-		-
03 New units in funding period	-	-	-
04 New units - Oct-Dec	-	-	-
<b>Vacant Unit Months</b>			
05 Mod units	-	-	
06 Special Use Units	12	12	
07 Litigation		-	
08 Disasters	-	-	
09 Casualty Loss	-	-	
10 Changing Market Condition	-	-	
11 Vacant, not categorized	8		
<b>Other ACC</b>			
12 Eligible for Asset Repo Fee	-		
13 All Other			
<b>Calculations</b>			
14 Limited Vacancies		8	
15 <b>Total Unit Months</b>	<b>1,788</b>	<b>1,788</b>	<b>1,768</b>
16 Resident Participation Units			147
<b>Special Provision for Utilities</b>			
17 Unit Months		-	

**Section 3**

<b>Project Expense Level</b>		
01 PEL	\$	396.43
02 Inflation Factor		1.02300
03 Inflated PEL	\$	405.55
04 <b>PEL</b>	\$	<b>725,123</b>
<b>Utilities Expense Level</b>		
05 PUM Utilities Expense	\$	203.44
06 <b>UEL</b>	\$	<b>363,751</b>
Rounding Adj		
6 <b>UEL</b>	\$	<b>363,751</b>
<b>Add-ons</b>		
07 Self-Sufficiency	\$	-
08 Energy Loan Amortization	\$	9,595
09 PILOT	\$	4,652
10 Cost of Audit	\$	1,981
11 Resident Participation	\$	3,675
12 Asset Management Fee	\$	7,152
13 Information Technology Fee	\$	3,576
14 Asset Repositioning Fee	\$	-
15 Changes in law, etc.	\$	-
16 <b>Total Add-ons</b>	\$	<b>30,631</b>
17 <b>Total Formula Expenses</b>	\$	<b>1,119,505</b>
<b>Formula Income</b>		
01 PUM Formula Income	\$	213.43
02 PUM Change in Utility Allow		-
03 PUM Adj Formula Income	\$	213.43
04 <b>Total Formula Income</b>	\$	<b>381,613</b>
Rounding Adj		
4 <b>Adj Formula Income</b>	\$	<b>381,613</b>
<b>Other Formula Provisions</b>		
01 Moving to work		-
02 Transition Funding		
03 Other		
04 <b>Total Other Formula Provis</b>	\$	<b>-</b>
<b>Calculation of Formula Amount</b>		
01 Formula Calculation	\$	737,892
02 Cost of Audit	\$	1,981
03 <b>Formula Amount</b>	\$	<b>737,892</b>

**Housing Authority of the City of Charlotte  
CY 2010 AMP Operating Subsidy**

		AMP #22 Autumn Place			AMP #22 Hall House		
Section 2							
###		68			191		
Additions							
Deletions							
###		68			191		
Occupied Unit Months							
01	Occupied Units	816	816	816	1,974	1,974	1,974
02	Occupied Units by police	-		-	-		-
03	New units in funding period	-	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months							
05	Mod units	-	-		315	315	
06	Special Use Units	-	-		-	-	
07	Litigation	-	-		-	-	
08	Disasters	-	-		-	-	
09	Casualty Loss	-	-		-	-	
10	Changing Market Condition	-	-		-	-	
11	Vacant, not categorized	-			3		
Other ACC							
12	Eligible for Asset Repo Fee	-			-		
13	All Other						
Calculations							
14	Limited Vacancies		-			3	
15	Total Unit Months	816	816	816	2,292	2,292	1,974
16	Resident Participation Units	-		68	-		165
Special Provision for Utilities							
17	Unit Months		-			-	

<b>Section 3</b>						
<b>Project Expense Level</b>						
01 PEL		\$ 296.00		\$ 296.00		
02 Inflation Factor		1.02300		1.02300		
03 Inflated PEL		\$ 302.81		\$ 302.81		
04 <b>PEL</b>		<b>\$ 247,093</b>		<b>\$ 694,040</b>		
<b>Utilities Expense Level</b>						
05 PUM Utilities Expense		\$ 122.05		\$ 90.51		
06 <b>UEL</b>		<b>\$ 99,593</b>		<b>\$ 207,449</b>		
Rounding Adj		(313)		(653)		
<b>UEL</b>		<b>\$ 99,280</b>		<b>\$ 206,796</b>		
<b>Add-ons</b>						
07 Self-Sufficiency		\$ -		\$ -		
08 Energy Loan Amortization		\$ -		\$ 38,921		
09 PILOT		\$ 10,646		\$ -		
10 Cost of Audit		\$ 904		\$ 2,539		
11 Resident Participation		\$ 1,700		\$ 4,125		
12 Asset Management Fee		\$ 3,264		\$ 9,168		
13 Information Technology Fee		\$ 1,632		\$ 4,584		
14 Asset Repositioning Fee		\$ -		\$ -		
15 Changes in law, etc.		\$ -		\$ -		
16 <b>Total Add-ons</b>		<b>\$ 18,146</b>		<b>\$ 59,337</b>		
17 <b>Total Formula Expenses</b>		<b>\$ 364,519</b>		<b>\$ 960,173</b>		
<b>Formula Income</b>						
01 PUM Formula Income		\$ 193.79		\$ -		
02 PUM Change in Utility Allow		-		-		
03 PUM Adj Formula Income		\$ 193.79		\$ -		
04 <b>Total Formula Income</b>		<b>\$ 158,133</b>		<b>\$ -</b>		
Rounding Adj				444,166		
<b>4 Adj Formula Income</b>		<b>\$ 158,133</b>		<b>\$ 444,166</b>		
<b>Other Formula Provisions</b>						
01 Moving to work		-		-		
02 Transition Funding						
03 Other						
04 <b>Total Other Formula Provisions</b>		<b>\$ -</b>		<b>\$ -</b>		
<b>Calculation of Formula Amount</b>						
01 Formula Calculation		\$ 206,386		\$ 516,007		
02 Cost of Audit		\$ 904		\$ 2,539		
03 <b>Formula Amount</b>		<b>\$ 206,386</b>		<b>\$ 516,007</b>		

28.6%

71.4%

**Housing Authority of the City of Charlotte  
CY 2010 AMP Operating Subsidy**

**AMP #22  
TOTAL**

**Section 2**

###			259
Additions			-
Deletions			-
###			259
<b>Occupied Unit Months</b>			
01 Occupied Units	2,790	2,790	2,790
02 Occupied Units by police	-		-
03 New units in funding period	-	-	-
04 New units - Oct-Dec	-	-	-
<b>Vacant Unit Months</b>			
05 Mod units	315	315	
06 Special Use Units	-	-	
07 Litigation	-	-	
08 Disasters	-	-	
09 Casualty Loss	-	-	
10 Changing Market Condition	-	-	
11 Vacant, not categorized	3		
<b>Other ACC</b>			
12 Eligible for Asset Repo Fee	-		
13 All Other			
<b>Calculations</b>			
14 Limited Vacancies		3	
15 <b>Total Unit Months</b>	<b>3,108</b>	<b>3,108</b>	<b>2,790</b>
16 Resident Participation Units			233
<b>Special Provision for Utilities</b>			
17 Unit Months		-	

**Section 3**

<b>Project Expense Level</b>			
01 PEL		\$ 296.00	
02 Inflation Factor		1.02300	
03 Inflated PEL		\$ 302.81	
04 <b>PEL</b>		<b>\$ 941,133</b>	
<b>Utilities Expense Level</b>			
05 PUM Utilities Expense		\$ 98.48	
06 <b>UEL</b>		<b>\$ 306,076</b>	(966)
Rounding Adj			
<b>UEL</b>		<b>\$ 306,076</b>	
<b>Add-ons</b>			
07 Self-Sufficiency		\$ -	
08 Energy Loan Amortization		\$ 38,921	
09 PILOT		\$ 10,646	
10 Cost of Audit		\$ 3,443	
11 Resident Participation		\$ 5,825	
12 Asset Management Fee		\$ 12,432	
13 Information Technology Fee		\$ 6,216	
14 Asset Repositioning Fee		\$ -	
15 Changes in law, etc.		\$ -	
16 <b>Total Add-ons</b>		<b>\$ 77,483</b>	
17 <b>Total Formula Expenses</b>		<b>\$ 1,324,692</b>	
<b>Formula Income</b>			
01 PUM Formula Income		\$ 193.79	
02 PUM Change in Utility Allow		-	
03 PUM Adj Formula Income		\$ 193.79	
04 <b>Total Formula Income</b>		<b>\$ 602,299</b>	444,166
Rounding Adj			
<b>4 Adj Formula Income</b>		<b>\$ 602,299</b>	
<b>Other Formula Provisions</b>			
01 Moving to work		-	
02 Transition Funding			
03 Other			
04 <b>Total Other Formula Provis</b>		<b>\$ -</b>	
<b>Calculation of Formula Amount</b>			
01 Formula Calculation		\$ 722,393	
02 Cost of Audit		\$ 3,443	
03 <b>Formula Amount</b>		<b>\$ 722,393</b>	

- 100.0%

**Housing Authority of the City of Charlotte  
CY 2010 AMP Operating Subsidy**

AMP #25 Meadow Oaks				AMP #25 Gladedale		
Section 2						
###		32			49	
Additions						
Deletions						
###		32			49	
Occupied Unit Months						
01	Occupied Units	382	382	382	588	588
02	Occupied Units by police	-		-	-	-
03	New units in funding period	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-
Vacant Unit Months						
05	Mod units	-	-		-	-
06	Special Use Units	-			-	-
07	Litigation		-			-
08	Disasters	-	-		-	-
09	Casualty Loss	-	-		-	-
10	Changing Market Condition	-	-		-	-
11	Vacant, not categorized	2			-	
Other ACC						
12	Eligible for Asset Repo Fee					
13	All Other					
Calculations						
14	Limited Vacancies		2		-	
15	Total Unit Months	384	384	382	588	588
16	Resident Participation Units	-		32	-	49
Special Provision for Utilities						
17	Unit Months		-		-	

<b>Section 3</b>						
<b>Project Expense Level</b>						
01 PEL	\$	394.59		\$	394.59	
02 Inflation Factor		1.02300			1.02300	
03 Inflated PEL	\$	403.67		\$	403.67	
04 <b>PEL</b>	\$	<b>155,009</b>		\$	<b>237,358</b>	
<b>Utilities Expense Level</b>						
05 PUM Utilities Expense	\$	238.97		\$	210.15	
06 <b>UEL</b>	\$	<b>91,764</b>		\$	<b>123,568</b>	
Rounding Adj		(189)			(254)	
<b>UEL</b>	\$	<b>91,575</b>		\$	<b>123,314</b>	
<b>Add-ons</b>						
07 Self-Sufficiency	\$	-		\$	-	
08 Energy Loan Amortization	\$	9,777		\$	6,876	
09 PILOT	\$	-		\$	-	
10 Cost of Audit	\$	425		\$	652	
11 Resident Participation	\$	800		\$	1,225	
12 Asset Management Fee	\$	1,536		\$	2,352	
13 Information Technology Fee	\$	768		\$	1,176	
14 Asset Repositioning Fee		-			-	
15 Changes in law, etc.	\$	-		\$	-	
16 <b>Total Add-ons</b>	\$	<b>13,306</b>		\$	<b>12,281</b>	
17 <b>Total Formula Expenses</b>	\$	<b>259,890</b>		\$	<b>372,953</b>	
<b>Formula Income</b>						
01 PUM Formula Income	\$	159.63		\$	181.17	
02 PUM Change in Utility Allow		-			-	
03 PUM Adj Formula Income	\$	159.63		\$	181.17	
04 <b>Total Formula Income</b>	\$	<b>61,298</b>		\$	<b>106,528</b>	
Rounding Adj		179			310	
<b>4 Adj Formula Income</b>	\$	<b>61,477</b>		\$	<b>106,838</b>	
<b>Other Formula Provisions</b>						
01 Moving to work		-			-	
02 Transition Funding		-			-	
03 Other		-			-	
04 <b>Total Other Formula Provisions</b>	\$	<b>-</b>		\$	<b>-</b>	
<b>Calculation of Formula Amount</b>						
01 Formula Calculation	\$	198,412		\$	266,114	
02 Cost of Audit	\$	425		\$	652	
03 <b>Formula Amount</b>	\$	<b>198,412</b>		\$	<b>266,114</b>	

27.0%

36.2%

**Housing Authority of the City of Charlotte  
CY 2010 AMP Operating Subsidy**

AMP #25 Wallace Woods				AMP #25 TOTAL		
Section 2						
###		48			129	
Additions					-	
Deletions					-	
###		48			129	
Occupied Unit Months						
01	Occupied Units	530	530	530	1,500	1,500
02	Occupied Units by police	-		-	-	-
03	New units in funding period	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-
Vacant Unit Months						
05	Mod units	24	24		24	24
06	Special Use Units	12	12		12	12
07	Litigation		-		-	-
08	Disasters	-	-		-	-
09	Casualty Loss	-	-		-	-
10	Changing Market Condition	-	-		-	-
11	Vacant, not categorized	10			12	
Other ACC						
12	Eligible for Asset Repo Fee				-	
13	All Other					
Calculations						
14	Limited Vacancies		10		12	
15	Total Unit Months	576	576	530	1,548	1,548
16	Resident Participation Units	-		44		125
Special Provision for Utilities						
17	Unit Months		-		-	

**Section 3**

<b>Project Expense Level</b>					
01 PEL	\$	394.59		\$	394.59
02 Inflation Factor		1.02300			1.02300
03 Inflated PEL	\$	403.67		\$	403.67
04 <b>PEL</b>	\$	<b>232,514</b>		\$	<b>624,881</b>
<b>Utilities Expense Level</b>					
05 PUM Utilities Expense	\$	180.98		\$	206.02
06 <b>UEL</b>	\$	<b>104,244</b>		\$	<b>318,919</b>
Rounding Adj		(214)			
<b>UEL</b>	\$	<b>104,030</b>		\$	<b>318,919</b>
<b>Add-ons</b>					
07 Self-Sufficiency	\$	-		\$	-
08 Energy Loan Amortization	\$	4,929		\$	21,582
09 PILOT	\$	-	-	\$	-
10 Cost of Audit	\$	638		\$	1,715
11 Resident Participation	\$	1,100		\$	3,125
12 Asset Management Fee	\$	2,304		\$	6,192
13 Information Technology Fee	\$	1,152		\$	3,096
14 Asset Repositioning Fee				\$	-
15 Changes in law, etc.	\$	-		\$	-
16 <b>Total Add-ons</b>	\$	<b>10,123</b>		\$	<b>35,710</b>
17 <b>Total Formula Expenses</b>	\$	<b>346,667</b>		\$	<b>979,510</b>
<b>Formula Income</b>					
01 PUM Formula Income	\$	131.35		\$	157.75
02 PUM Change in Utility Allow		-			-
03 PUM Adj Formula Income	\$	131.35		\$	157.75
04 <b>Total Formula Income</b>	\$	<b>75,658</b>		\$	<b>244,197</b>
Rounding Adj		220			
<b>4 Adj Formula Income</b>	\$	<b>75,878</b>		\$	<b>244,197</b>
<b>Other Formula Provisions</b>					
01 Moving to work		-			-
02 Transition Funding					
03 Other					
04 <b>Total Other Formula Provis</b>	\$	<b>-</b>		\$	<b>-</b>
<b>Calculation of Formula Amount</b>					
01 Formula Calculation	\$	270,787		\$	735,313
02 Cost of Audit	\$	638		\$	1,715
03 <b>Formula Amount</b>	\$	<b>270,787</b>		\$	<b>735,313</b>

36.8%

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**Housing Authority of the City of Charlotte  
CY 2010 AMP Operating Subsidy**

		AMP #28 Sunridge			AMP #28 Robinsdale		
Section 2							
###		44			30		
Additions							
Deletions							
###		44			30		
Occupied Unit Months							
01	Occupied Units	527	527	527	282	282	282
02	Occupied Units by police	-		-	-	-	-
03	New units in funding period	-	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months							
05	Mod units	1	1		66	66	
06	Special Use Units	-	-		12	12	
07	Litigation	-	-			-	
08	Disasters	-	-		-	-	
09	Casualty Loss	-	-		-	-	
10	Changing Market Condition	-	-		-	-	
11	Vacant, not categorized	-			-		
Other ACC							
12	Eligible for Asset Repo Fee						
13	All Other						
Calculations							
14	Limited Vacancies		-			-	
15	Total Unit Months	528	528	527	360	360	282
16	Resident Participation Units	-		44	-		24
Special Provision for Utilities							
17	Unit Months		-			-	

<b>Section 3</b>					
<b>Project Expense Level</b>					
01 PEL		\$ 376.22		\$ 376.22	
02 Inflation Factor		1.02300		1.02300	
03 Inflated PEL		\$ 384.87		\$ 384.87	
04 <b>PEL</b>		<b>\$ 203,211</b>		<b>\$ 138,553</b>	
<b>Utilities Expense Level</b>					
05 PUM Utilities Expense		\$ 163.42		\$ 186.97	
06 <b>UEL</b>		<b>\$ 86,286</b>		<b>\$ 67,309</b>	
Rounding Adj		(76)		(59)	
<b>UEL</b>		<b>\$ 86,210</b>		<b>\$ 67,250</b>	
<b>Add-ons</b>					
07 Self-Sufficiency		\$ -		\$ -	
08 Energy Loan Amortization		\$ 955		\$ 3,158	
09 PILOT		\$ -		\$ -	
10 Cost of Audit		\$ 585		\$ 399	
11 Resident Participation		\$ 1,100		\$ 600	
12 Asset Management Fee		\$ 2,112		\$ 1,440	
13 Information Technology Fee		\$ 1,056		\$ 720	
14 Asset Repositioning Fee		\$ -		\$ -	
15 Changes in law, etc.		\$ -		\$ -	
16 <b>Total Add-ons</b>		<b>\$ 5,808</b>		<b>\$ 6,317</b>	
17 <b>Total Formula Expenses</b>		<b>\$ 295,229</b>		<b>\$ 212,120</b>	
<b>Formula Income</b>					
01 PUM Formula Income				\$ 196.11	
02 PUM Change in Utility Allow		-		-	
03 PUM Adj Formula Income		\$ -		\$ 196.11	
04 <b>Total Formula Income</b>		<b>\$ -</b>		<b>\$ 70,600</b>	
Rounding Adj		0		33,798	
<b>4 Adj Formula Income</b>		<b>\$ -</b>		<b>\$ 104,398</b>	
<b>Other Formula Provisions</b>					
01 Moving to work		-		-	
02 Transition Funding					
03 Other					
04 <b>Total Other Formula Provisions</b>		<b>\$ -</b>		<b>\$ -</b>	
<b>Calculation of Formula Amount</b>					
01 Formula Calculation		\$ 295,229		\$ 107,722	
02 Cost of Audit		\$ 585		\$ 399	
03 <b>Formula Amount</b>		<b>\$ 295,229</b>		<b>\$ 107,722</b>	

37.4%

13.6%

**Housing Authority of the City of Charlotte  
CY 2010 AMP Operating Subsidy**

		AMP #28 Claremont			AMP #28 Victoria Square		
Section 2							
###		50			32		
Additions							
Deletions							
###		50			32		
Occupied Unit Months							
01	Occupied Units	580	580	580	369	369	369
02	Occupied Units by police	-		-	-		-
03	New units in funding period	-	-	-	-	-	-
04	New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months							
05	Mod units	-	-		-	-	
06	Special Use Units	12	12		12	12	
07	Litigation		-			-	
08	Disasters	-	-		-	-	
09	Casualty Loss	-	-		-	-	
10	Changing Market Condition	-	-		-	-	
11	Vacant, not categorized	8			3		
Other ACC							
12	Eligible for Asset Repo Fee						
13	All Other						
Calculations							
14	Limited Vacancies		8			3	
15	Total Unit Months	600	600	580	384	384	369
16	Resident Participation Units	-		48	-		31
Special Provision for Utilities							
17	Unit Months		-			-	

<b>Section 3</b>						
<b>Project Expense Level</b>						
01 PEL	\$ 376.22			\$ 376.22		
02 Inflation Factor	1.02300			1.02300		
03 Inflated PEL	\$ 384.87			\$ 384.87		
04 <b>PEL</b>	\$ 230,922			\$ 147,791		
<b>Utilities Expense Level</b>						
05 PUM Utilities Expense	\$ 215.78			\$ 165.43		
06 <b>UEL</b>	\$ 129,468			\$ 63,525		
Rounding Adj	(114)			(56)		
<b>UEL</b>	\$ 129,354			\$ 63,469		
<b>Add-ons</b>						
07 Self-Sufficiency	\$ -			\$ -		
08 Energy Loan Amortization	\$ -			\$ -		
09 PILOT	\$ -			\$ -		
10 Cost of Audit	\$ 665			\$ 425		
11 Resident Participation	\$ 1,200			\$ 775		
12 Asset Management Fee	\$ 2,400			\$ 1,536		
13 Information Technology Fee	\$ 1,200			\$ 768		
14 Asset Repositioning Fee	\$ -			\$ -		
15 Changes in law, etc.	\$ -			\$ -		
16 <b>Total Add-ons</b>	\$ 5,465			\$ 3,504		
17 <b>Total Formula Expenses</b>	\$ 365,741			\$ 214,764		
<b>Formula Income</b>						
01 PUM Formula Income	\$ 124.42			\$ 147.54		
02 PUM Change in Utility Allow	-			-		
03 PUM Adj Formula Income	\$ 124.42			\$ 147.54		
04 <b>Total Formula Income</b>	\$ 74,652			\$ 56,655		
Rounding Adj	35,738			27,122		
<b>4 Adj Formula Income</b>	\$ 110,390			\$ 83,777		
<b>Other Formula Provisions</b>						
01 Moving to work	-			-		
02 Transition Funding						
03 Other						
04 <b>Total Other Formula Provis</b>	\$ -			\$ -		
<b>Calculation of Formula Amount</b>						
01 Formula Calculation	\$ 255,351			\$ 130,987		
02 Cost of Audit	\$ 665			\$ 425		
03 <b>Formula Amount</b>	\$ 255,351			\$ 130,987		

32.4%

16.6%

**Housing Authority of the City of Charlotte  
CY 2010 AMP Operating Subsidy**

**AMP #28  
TOTAL**

**Section 2**

###			156
Additions			-
Deletions			-
###			156
<b>Occupied Unit Months</b>			
01 Occupied Units	1,758	1,758	1,758
02 Occupied Units by police	-		-
03 New units in funding period	-	-	-
04 New units - Oct-Dec	-	-	-
<b>Vacant Unit Months</b>			
05 Mod units	67	67	
06 Special Use Units	36	36	
07 Litigation	-	-	
08 Disasters	-	-	
09 Casualty Loss	-	-	
10 Changing Market Condition	-	-	
11 Vacant, not categorized	11		
<b>Other ACC</b>			
12 Eligible for Asset Repo Fee	-		
13 All Other			
<b>Calculations</b>			
14 Limited Vacancies		11	
15 <b>Total Unit Months</b>	<b>1,872</b>	<b>1,872</b>	<b>1,758</b>
16 Resident Participation Units			147
<b>Special Provision for Utilities</b>			
17 Unit Months		-	

**Section 3**

<b>Project Expense Level</b>		
01 PEL	\$	376.22
02 Inflation Factor		1.02300
03 Inflated PEL	\$	384.87
04 <b>PEL</b>	\$	<b>720,477</b>
<b>Utilities Expense Level</b>		
05 PUM Utilities Expense	\$	184.98
06 <b>UEL</b>	\$	<b>346,283</b>
Rounding Adj		
<b>UEL</b>	\$	<b>346,283</b>
<b>Add-ons</b>		
07 Self-Sufficiency	\$	-
08 Energy Loan Amortization	\$	4,113
09 PILOT	\$	-
10 Cost of Audit	\$	2,074
11 Resident Participation	\$	3,675
12 Asset Management Fee	\$	7,488
13 Information Technology Fee	\$	3,744
14 Asset Repositioning Fee	\$	-
15 Changes in law, etc.	\$	-
16 <b>Total Add-ons</b>	\$	<b>21,094</b>
17 <b>Total Formula Expenses</b>	\$	<b>1,087,854</b>
<b>Formula Income</b>		
01 PUM Formula Income	\$	159.49
02 PUM Change in Utility Allow		-
03 PUM Adj Formula Income	\$	159.49
04 <b>Total Formula Income</b>	\$	<b>298,565</b>
Rounding Adj		
<b>4 Adj Formula Income</b>	\$	<b>298,565</b>
<b>Other Formula Provisions</b>		
01 Moving to work		-
02 Transition Funding		
03 Other		
04 <b>Total Other Formula Provis</b>	\$	<b>-</b>
<b>Calculation of Formula Amount</b>		
01 Formula Calculation	\$	789,289
02 Cost of Audit	\$	2,074
03 <b>Formula Amount</b>	\$	<b>789,289</b>

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**Charlotte Housing Authority  
Demolition/Disposition Activity**

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Edwin Towers</b>
1b. Development (project) number: 3-06
2. Activity type: <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application Status Approved Submitted, pending <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2012 - 2016
5. Number of units affected: None
6. Coverage of action <div style="text-align: right;"><input checked="" type="checkbox"/> Part of the development Total development</div>
7. Timeline for Activity: a. Actual or projected start date of activity: 2012-2016 b. Projected end date of activity: 2016

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Central Office (Held by COCC)</b>
1b. Development (project) number: 3-07
2. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/> Transfer to COCC
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2012 - 2016
5. Number of units affected: None
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2012-2016 b. Projected end date of activity: 2016

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Dillehay Courts</b>
1b. Development (project) number: 3-12
2. Activity type: Demolition

## APPENDIX P

<b>X Disposition</b>
3. Application status Approved Submitted, pending approval <b>X</b> Planned application
4. Date application approved, submitted, or planned for submission: 2012-2016
5. Number of units affected: 136
6. Coverage of action Part of the development <b>X</b> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2012-2016 b. Projected end date of activity: 2016

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Cedar Knoll</b>
1b. Development (project) number: 3-16N
2. Activity type:   Demolition <b>X</b> Disposition
3. Application status Approved Submitted, pending approval <b>X</b> Planned application
4. Date application approved, submitted, or planned for submission: 2012-2016
5. Number of units affected: 49
6. Coverage of action <b>X</b> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2012-2016 b. Projected end date of activity: 2016

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Tall Oaks</b>
1b. Development (project) number: 3-20
2. Activity type:   Demolition <b>X</b> Disposition
3. Application status Approved Submitted, pending approval <b>X</b> Planned application
4. Date application approved, submitted, or planned for submission: 2012-2016
5. Number of units affected: 79
6. Coverage of action Part of the development

## APPENDIX P

X	Total development
7. Timeline for activity:	
a.	Actual or projected start date of activity: 2012-2016
b.	Projected end date of activity: 2016

Demolition/Disposition Activity Description	
1a.	Development name: <b>Savanna Woods</b>
1b.	Development (project) number: 3-21M
2.	Activity type: X Demolition X Disposition
3.	Application status Approved Submitted, pending approval X Planned application
4.	Date application approved, submitted, or planned for submission: 2012-2016
5.	Number of units affected: 49
6.	Coverage of action Part of the development X Total development
7. Timeline for activity:	
a.	Actual or projected start date of activity: 2012-2016
b.	Projected end date of activity: 2016

Demolition/Disposition Activity Description	
1a.	Development name: <b>Hall House</b>
1b.	Development (project) number: 3-22
2.	Activity type: Demolition X Disposition
3.	Application status Approved Submitted, pending approval X Planned application
4.	Date application approved, submitted, or planned for submission: 2006 - 2014
5.	Number of units affected: 191
6.	Coverage of action Part of the development X Total development
7. Timeline for activity:	
a.	Actual or projected start date of activity: 2006
b.	Projected end date of activity: 2014

Demolition/Disposition Activity Description	
1a.	Development name: <b>Tarlton Hills</b>
1b.	Development (project) number: 3-23
2.	Activity type: Demolition

## APPENDIX P

<input checked="" type="checkbox"/> Disposition
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2011 - 2016
5. Number of units affected: 21
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2011 - 2016 b. Projected end date of activity: 2016

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Gladedale</b>
1b. Development (project) number: 3-25
2. Activity type: <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 2012-2016
5. Number of units affected: 49
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2011 - 2016 b. Projected end date of activity: 2016

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Central Maintenance (Held by COCC)</b>
1b. Development (project) number: 3-31
2. Activity type: <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition Transfer to COCC
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2012-2016
5. Number of units affected: 0
6. Coverage of action

## APPENDIX P

<div> <div>Part of the development</div> <div>X    Total development</div> </div>
7. Timeline for activity: a. Actual or projected start date of activity: 2012-2016 b. Projected end date of activity: 2016

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Claremont</b>
1b. Development (project) number: 3-93
2. Activity type:        Demolition <div>X        Disposition</div>
3. Application status <div> <div>Approved</div> <div>Submitted, pending approval</div> <div>X Planned application</div> </div>
4. Date application approved, submitted, or planned for submission: 2012-2016
5. Number of units affected: 50
6. Coverage of action <div> <div>Part of the development</div> <div>X    Total development</div> </div>
7. Timeline for activity: a. Actual or projected start date of activity: 2012-2016 b. Projected end date of activity: 2016

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Victoria Square</b>
1b. Development (project) number: 3-95
2. Activity type:        Demolition <div>X        Disposition</div>
3. Application status <div> <div>Approved</div> <div>Submitted, pending approval</div> <div>X Planned application</div> </div>
4. Date application approved, submitted, or planned for submission: 2012-2016
5. Number of units affected: 32
6. Coverage of action <div> <div>Part of the development</div> <div>X    Total development</div> </div>
7. Timeline for activity: a. Actual or projected start date of activity: 2012-2016 b. Projected end date of activity: 2016

## APPENDIX P

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Strawn Apartments
1b. Development (project) number: 3-07
2. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission 2012-2016
5. Number of units affected: 122
6. Coverage of action <input checked="" type="checkbox"/> Part of the development Total development
7. Timeline for Activity: a. Actual or projected start date of activity: 2012-2016 b. Projected end date of activity: 2016

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Boulevard Homes</b>
1b. Development (project) number: 3-11
2. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2008-2009
5. Number of units affected: 300
6. Coverage of action <input checked="" type="checkbox"/> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2009 – 2014 b. Projected end date of activity: 2014

## **VIOLENCE AGAINST WOMEN ACT (VAWA)**

To comply with the Violence Against Women Act (VAWA), the CHA will consider the following:

No applicant for the CHA assisted programs who have been a victim of domestic violence, dating violence, or stalking shall be denied admissions into the program if they are otherwise qualified;

Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a Participant's Household or any guest or other person under the Participant family's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the Participant or an immediate member of the Participant's Household is the victim of that domestic violence, dating violence or stalking;

An incident(s) or documented threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the Lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence;

The CHA may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance of victimized lawful occupants;

The CHA may honor court orders regarding the rights of access or control of the property, including Emergency Protection Orders (EPO), Domestic Violence Orders (DVO), and other orders issued to protect the victim and abused to address the distribution or possession of property among Household Members where the family "splits";

There is no limitation on the ability of the CHA to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims;

Any protections provided by law which give greater protection to the victim are not superseded by these provisions.

The CHA may require certifications by the victim of victim status on such forms as the CHA and/or HUD shall prescribe or approve.

A CHA program Participant who moves out of an assisted dwelling unit to protect their health or safety and who: 1) is a victim under the Policy; 2) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and 3) has complied with all other obligations of the program may receive permission to move to another unit with continued assistance.

**O. EFFECTIVE DATE**

This policy shall be effective upon written approval by HUD following adoption by the CHA, acting through its Board of Commissioners. All prior policy statements of the CHA on the same subject matter shall be superseded by this policy. Upon the effective date, this policy shall apply to all pending applications and existing Leases.

**P. AMENDMENT**

The CHA may amend this policy by resolution adopted by its Board of Commissioners at a regular or special meeting. The agenda for such meeting shall indicate consideration of amending the policy. Any such amendment shall be subject to approval by HUD, if applicable, and shall be in accord with applicable HUD regulations.

**Q. NOTIFICATION**

The CHA will post a copy of this policy at all management offices at least thirty (30) days before consideration by the Board of Commissioners of the CHA. All comments by the Participants, Participant organizations, Participant advisory councils, applicants or other organizations about this policy shall be made in writing. Comments shall be sent to the attention of the COO or his/her designee of the CHA. The CHA shall review all comments before consideration of this policy by the Board of Commissioners. The CHA staff shall include all comments received and CHA responses in the information provided the Board of Commissioners prior to their consideration of adoption of this policy.

Once the policy is adopted, a copy of the policy will be made available to all Participants of Participants' organizations and organizations which make referrals or counsel applicants or Participants. A copy will also be posted in each management office operated by the CHA.

**Domestic Violence**

There may be cases where a transfer is needed to address a domestic violence situation. Under these cases, the resident and/or appropriate staff must document the basis for the transfer request.



**A. Required Documentation for Domestic Violence Transfers**

The resident is required to submit reliable and verifiable documentation of their involvement in domestic violence. Sufficient documentation includes, but is not limited to, current restraining order, police report, or certification from a professional. Requests without documentation may be denied.

**B. Domestic Violence Transfer Approvals and Denials/Notification Process**

- If the request is approved by the Regional Manager, the resident will be notified in writing by first-class mail as soon as possible after the decision has been rendered (with copies sent to the Property. The notification will indicate the decision and the reasons supporting the decision.
- The property manager will locate the appropriate unit, offer the unit to the resident and the resident will be required to contact the appropriate Property Manager (as noted in the Offer Letter) within two (2) working days to schedule their move-in date. Should a resident fail to complete the transfer within the specified period, the transfer will be revoked. The resident will be allowed to remain in their original unit, but will no longer be on the transfer list.
- If the transfer request is denied, or if there is a revocation of an approved transfer, the resident shall be entitled to a Grievance Hearing as noted in the Denial Letter and in accordance with the Charlotte Housing Authority Grievance Procedure.

# **CHARLOTTE HOUSING AUTHORITY**

## **COMMUNITY BASED RENTAL ASSISTANCE POLICY**

In accordance with the Charlotte Housing Authority's ("CHA") Moving To Work ("MTW") Agreement and 2008-9 MTW Plan (Section IV. D3), CHA is implementing the following streamlined Community Based Rental Assistance (formerly "Project Based Section 8") process to achieve greater efficiency as we use our project based authority to create more housing opportunities.

A streamlined process will allow CHA to project base more units in a timely manner. In addition, a simplified process should promote more partnerships with local housing providers. The increased use of project based vouchers is intended to address the following concerns:

1. Concentration and perceived clustering of Section 8 households in lower amenity Charlotte neighborhoods
2. The community's need for special needs housing, especially service-enriched housing
3. Need for more local management with experience in Charlotte and less absentee landlords
4. Increasing displacement of low-income families in revitalizing communities

### **MTW Plan - Community Based Rental Assistance Goals**

The goal of this initiative is to place as many Community Based Rental Assistance units as possible in the following areas:

- "Stable" communities, as defined by the City of Charlotte's Quality of Life Study
- Neighborhoods with an active revitalization plan
- Neighborhoods along Charlotte's new transportation corridors, including light rail

For families, placing an emphasis on "stable" neighborhoods will lead to better access to amenities and higher performing schools. For the community, this will promote deconcentration of CHA's tenant assistance portfolio.

Two additional objectives of the policy are to:

- Increase the number of "hard units" in our affordable housing portfolio, enabling better communication with landlords and monitoring of assisted units

- Partner with the Charlotte community to provide housing units for special needs populations (including homeless and disabled households) where services are being provided to residents

### **New Project Based Section 8 Process**

Annually, staff will recommend to the Board a target number of Community Based Rental Assistance units in each of the following three categories:

- 1) Family
- 2) Special Needs, including homeless
- 3) Senior

### ***Selection Process:***

Units Owned by CHA: CHA will project-base rental assistance at properties owned directly or indirectly (through participation as a member in a tax credit or other LLC, and when operating through Horizon subsidiaries), subject only to HUD subsidy-layering rules. No process through the local field office will be required. CHA will certify compliance with subsidy layering rules.

Units not owned by CHA: Where CHA is not directly or indirectly an owner, CHA staff will rely on the North Carolina Housing Finance Agency (NCHFA) tax credit process as its competitive process. In non-tax credit deals with local City government funding, CHA will rely on the City's Housing Trust Fund competitive process. Where no tax credits or City funds are present, but the development has AHP funding, CHA will rely on that competitive process for approval.

Therefore, when a deal has received either an NCHFA tax credit allocation, a City of Charlotte Housing Trust Fund award or an AHP grant or loan within the past three years, CHA may award Community Based Rental Assistance if the deal meets the minimum requirements outlined below.

CHA will accept proposals on an ongoing basis. In accordance with CHA's Annual Plan, CHA may periodically advertise that it is accepting proposals for one or more categories in The Charlotte Observer. In addition to, or in place of advertising, CHA may also directly contact specific owners that have already been selected through one of the competitive processes above to inform them of available project based assistance.

Proposals will be reviewed on a first-come first-served basis. If CHA receives applications for more units than have been approved in any category, then proposals will be given priority according to the criteria outlined below.

Where there is no other competitive process present, CHA will rank any other applicants according to the criteria outlined below.

### ***Selection Criteria:***

Each category will have its own criteria to be awarded Community Based Rental Assistance, based on the goals set forth above and in the approved 2008-9 MTW Plan.

#### ***Family Units***

1. Must be in a “stable” or positively “transitioning” neighborhood, as defined in the City of Charlotte’s most recent Quality of Life Study (the most recent published study at the time of application will determine status) **OR** the units are in areas with an active revitalization plan/HOPE VI redevelopment. Units in stable neighborhoods will be given first priority over transitioning neighborhoods.
2. Families must have one member either working or participating in a work support program. Families must also be participating in a self-sufficiency program.
3. No more than 25% of the units in a family development will be project-based. *(This does not apply to senior and special needs housing).*
4. Developments in neighborhoods within a mile of one of Charlotte’s new transportation corridors, including light rail, will be given second priority.

#### ***Special Needs Units***

1. Category includes units for homeless, disabled, domestic violence, transitional youth and other special needs.
2. Services must be being provided onsite or in coordination with the housing. Higher levels of service provision will be given first priority.
3. Must be in a “stable” or positively “transitioning” neighborhood, as defined above. Exceptions may be made for special needs units where the poverty rate does not exceed 20%, or the trend in the poverty rate is positive.
4. Developments in neighborhoods within a mile of one of Charlotte’s new transportation corridors, including light rail, will be given second priority.

#### ***Senior Units***

1. Must be in a “stable” or positively “transitioning” neighborhood (as defined above) **OR** the units are in areas with an active revitalization plan/HOPE VI redevelopment. Units in stable neighborhoods will be given first priority over transitioning neighborhoods.
2. Developments in Uptown Charlotte or in neighborhoods within a mile of one of Charlotte’s new transportation corridors, including light rail, will be given second priority.

3. Services must be provided onsite or in coordination with the housing. Higher levels of service provision will be given priority if the locational criteria rank equally.

In addition to meeting the above criteria, each deal must meet HUD Site Selection Standards set forth in CFR 983.57. Each deal must also be in compliance with HUD subsidy layering rules, the Fair Housing Act, Davis-Bacon regulations for new construction and all other applicable HUD regulations.

### **Housing Types**

CHA may provide Community Based Rental Assistance in permanent and transitional housing. In addition, other innovative solutions to addressing Charlotte's affordable housing needs may be funded as demonstration projects.

### **Site Based Waiting Lists**

Entities who receive Community Based Rental Assistance from CHA may establish their own waiting lists based on criteria specified in their Housing Assistance Payment ("HAP") contract, their special program requirements and an approved tenant selection plan.

### **HAP Contract Terms**

CHA will make annual commitments for Community Based Rental Assistance funding renewable for periods up to 40 years, subject to annual appropriations. Commitments for project-based funding will take priority over tenant-based funding in the allocation of annual appropriations.

### **Family Right To Move**

CHA intends to waive Subpart F, 983.260, Family Right to Move, so that a family will not be offered the opportunity for continued tenant-based rental assistance if they leave the project-based unit after one year. This will prevent households from circumventing the Section 8 waiting list by moving to a project-based unit for one year and provide more stability to project-based developments. There may be an exception for special needs units.

### **Housing Quality Standards**

All housing units, and the buildings in which they are located, must meet HUD's Housing Quality Standards, or alternate Inspection Standards CHA may implement PHA-wide.

**Exceptions**

Staff may make exceptions noted in this policy. Any other exceptions will have to be approved by the Board.

**Other Guidelines**

This policy implements the Project-based Section 8 Initiative in Section IV D3 of CHA's 2008-9 Annual MTW Plan. Staff is authorized to develop additional procedures as necessary to implement this policy. Staff will make annual recommendations on the number of units to be project-based and as to any changes that may be necessary to the policy.

Approved: September 16, 2008.